

Sabal Harbour Sabal Key Homeowner's
Association Meeting, September 18, 2017

Call to order

The meeting was called to order at 7:00 pm at the SHHA clubhouse, 4650 Sabal Harbour Drive, Bradenton, Florida.

Determination of Quorum

Present were: John Nesbitt, Bill Leggett, Shea McNab, Shawna Frank, Aaron Hochstetler, Shane Henry, and George Martin, representing a quorum. Shana Macri from C&S was also in attendance as well as many residents.

Proper Meeting Notice

The meeting notice was posted in accordance with the Association bylaws and in accordance with Florida statutes.

Approval of Minutes

Shawna Frank motioned to approve July minutes, Shea McNab 2nd motion, with unanimous agreement to minutes approval.

Old Business

Financials Status—Shana to contact CPS for accounts due to lack of input from prior management company

Successes since last meeting:

- a. cameras in the common area complete—provide smartphone access. \$2600 for lines approved by board with Bill Leggett 1st motion and Shea McNab 2nd motion.
- b. Southside wall at SK power washed
 - c. Entrances to SH an SK power washed and SH entrance painted. SK entrance to be painted also

October mailings to residents that are 3 months late with HOA fees

Third round of violations delayed due to hurricane. 3 hoems to be sent to fining committee

Bent bars to be replaced on gates and gates will be locked after 8PM

Documents allow board to rule on shed approval. Shed approved with contingencies of neighbor approval and county permit

Bids for clean/replace Drain, power line replacements in clubhouse closet and additional monies for landscaping put on hold until financials received and reviewed by Board

44th Ave connector open to Cortez Rd

Landscape committee:

2 proposals for landscaping to include adding plantings to SH entrance, medians and front of mailboxes in SK, addition of perennials and micro irrigation. \$20,000 to be used from mulch expense and \$7,000 extra for landscaping

51st St fence has damage potential and will continue to be monitored

Lake Committee--- Lawyer reports document support that monies to be paid by homes with lake property if irrigation approved. February 1, 2022 is next assessment scheduled for SK/SH community. Paul Olah, lawyer, offered free hour to discuss lake projects

Upcoming work in the Association:

Painting entrance and exit gate in SK

Erosion control discussion continues for lakes

Wall on 45th and 44th Ave to be power washed

Pool was cleaned post hurricane; trimmed palms have been helpful with less pool debris

House that was burnt has contracted contractor and roof will be removed

New Business

Association breakfast scheduled for October 28th, times TBD

Residents Comments

Complaints against G&S service in SK. Questions on what they are contracted to do and what is actually being done. Request for new bids for yard service

John to request meeting with G&S and copy of contract to be sent to board members for review. Shane to bring new options to next meeting, with 5 companies to be reviewed.

Questions regarding C&S portal for residents. Shana reports not completely up and running as of this time

Concern of monies being spent without financials, board to review financials prior to more projects approved.

The condition of palm trees throughout community was discussed

Question regarding extending hours for tennis courts, unable to extend hours to just tennis courts so unable to do this.

Next Meeting Scheduled

Tuesday, October 17 at 7 pm.

Adjournment

Meeting adjourned at 8:21 pm