

Recap of 5/18/2016 HOA Board Meeting Minutes

Date: 5/23/2016

Recap of 5/19/2016 Meeting Minutes

(NOTE: Minutes are not approved until June 2016 board meeting)

6:30 pm Meeting called to Order: HOA President (Cynthia T.)

Review Meeting Protocols – Cynthia T.

REPORTS OF OFFICERS:

6:35-6:40 pm April 21, 2016 Minute Meeting Notes (Sherrill S.) see approved April, 2016 Meeting Minutes on Sabal Pointe website. Also emailed to email address of record

6:40-7pm HOA President (Cynthia T.)

- Community Violations: Walk thru done May 11, 2016, hundred have been found. A community announcement, door hangers, and email will be sent out shortly for guidelines and correcting violations. Motion: JoAnn R. 2nd Robert M.; all approved
- Enforcing Pool Rules/FABS (see VP update)
- Large Dogs: Must be under 20 lbs. NO exceptions-in review
- Lessee process (Renters): at legal for review. All renters MUST be registered with AVID. AV provided renters listing-in review.
- Towing Guidelines (Towing from driveways): Cynthia has taken this project and will meet with Split second to discuss guidelines May 23, 2016. There will be no towing from driveway, no expired tag towing
- **Parking Permits/Temporary Parking Tag: A community announcement, door hangers, and email will be sent out shortly for guide.**

7pm-7:05 pm HOA VP Report (Diane M.)

Pool: Recommendation for FOBS, revisit new gating. Will work with AVID for the information to begin process for the estimate and bring for review.

7:05-7:15 pm Finance Report HOA Treasurer (Robert M.)pasting

Treasurer Report	Sabal Pointe		
	04/21/16	04/29/16	05/19/16[qtr ½ over]
Cash			
BB&T	\$193,511Operating	171711	178297
	\$135,844Reserve		143856

C1	\$185,663	Reserve	185700
Total funds	\$515,018		\$507,853
Quarterly income			
Dues	\$90,792	43940	7560
Atty Collect & misc	\$9,300		1959[1959 back dues]
Interest	\$476		
Total quarterly income	\$100,568	43940	
Expenses/outgo		\$11,033	tot a/o 4/29
Admin	\$14,551		
Contracts	\$14,907		
Maint (other)	\$10,819		
Utilities	\$33,740		
Reserves	\$23,987	\$7,995	
	\$98,004	\$19,028	

Wesley will work liens, w/o charging the HOA.

Recommended CPA Percy Legendre

Review	\$2,200.00
Audit	\$4,800.00

No financial report March or April from Avid available 5/19

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Request for cash flow report/standard accounting report from AV

- CPA Update:
- Recommended CPA: Percy Legendre
- Cost: \$2,200.00 - Review Audit: \$4,800.00.
- New Legal Council will not charge HOA will charge homeowner.
- 2015 Tax Filing: CPA will file taxes. Date not discussed

Treasurer Recommendations:

Move some reserve dollars to interest bearing CD's

Look at reserve study:

- Ways to preserve/maintain roofing
- Other expected near-term costs
- Look at reducing water costs by tapping our well

7:15 pm-7:25 pm Landscape Update: JoAnn R., Sherrill S.

Landscape update: Walk thru May 17, 2016 (Tuesday)

Limbs trimming by pond on Bismarck-completed

Bismarck (both sides): Washout and drain repairs 90% completed due to rain

Bismarck (both sides): Laying of sod: 90% completed due to rain

Vendor: Sod will be completed next week on Bismarck.

Request for vendor invoice for plants and bark at walk thru

Received invoice late 5/19/2016 presented and reviewed at meeting. Voted and approved. Motion: JoAnn R.; 2ndCynthia T.; all approved

Sample plants recommended at 5/19/2016 meeting. (Not every home will receive plants). Vendor will place plants based on landscape traffic/or if plants are dead

Found: Air conditioner slab washout on Bismarck. Previously addressed with previous legal counsel. Advised by legal: is the homeowner's responsibility. Repair of Air conditioner slab washouts: **Not approved**

7:25 pm-7:30 pm Fining Committee Report: No report

Cheryl G., Henny C., Neal B., Venugopal C.

7:30 pm-7:35 pm AVID Management Company-Avelino

Review of Application for leasing in Sabal Pointe, Review of generated report of renters in the community. Generated Report: Addresses with tenant occupant not on file.

Meeting adjourned: 7:57 pm

NEW: The Sabal Point website will shut down in one week. The new website is CINC. Please go to: <https://apm.cincweb.com/?stp=1&> to register ([APM.CINC.web.com](https://apm.cincweb.com/))

Request from AVID: Instruction, manual (to learn to navigate thru CINC).

7:35 pm-8 pm **Questions and Answers**

Bee's on MKL near Citco- Actioned 5/20/2019

Question: Will the sides of home receive bark where the two front doors face - Yes.

Concern: Gutter cleaning ticket not actioned. AV request homeowner to send thru CINC as a test. He will respond within 48 hours; or go to Avidtampa.com click service request

Concern: Car parked at visitors parking for 13 weeks.