

SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: 6-19-2018

Approval date: 10-24-18

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| Attendance: Board: Teresa Russo, Pres. Lamar Junior, V. Pres. Karen Lotito, Treas/Sec Property Manager: Tony | | Members: Several members attended | |
| Quorum met: Yes | | | |
| Meeting called to order: 630pm | | | |
| Review of Previous Minutes: Corrected minutes from 3-19-2018 | Motion to approve: Teresa Russo Second: Karen Lotito Motion to approve: Teresa Russo Second: Karen Lotito | Corrections: Approved as corrected after lengthy discussion by Board. Annual Meeting Minutes and Organizational Meeting Min separated into two documents. Annual Mtg Quorum not met. 2018 Board established with two members who submitted applications and Karen Lotito volunteered to serve. 2018 Board consists of three members as noted in minutes. | Vote: |
| Agenda items: Financials report | Discussion: Preliminary draft 2019 budget discussed. No decisions made | Motion: N/A Second: | Vote: |
| Old business: 1. Cameras at the pool area | Delay due to problems with getting Internet access from Providers. Spectrum has been working at the pool area this week | Motion: Sec: | Vote: |
| 2. Pressure Washing | Bids Reviewed – new bids have separate prices for driveways. Owners will have to pay if they want the walkway done. Motion to accept bid from Hurricane Clean. | Motion: Teresa Second: Karen | Vote Unanimous |
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| New Business: 1. Owner violations | Discussion: Property walked 9-18-18. Violations were listed, but after clarification of change in County Trash and Recycling pick up days, violations for trashcans were dropped. | Motion: Second: | Vote: |
| 2. Landscaping | Discussion: Continuing problems with current provider. Lengthy discussions- Motion to arrange meeting with Landscaper, Avid Rep, and 1 Board member to review issues, review billing, contract billing records and previous letter sent to Landscaper. | Motion: Teresa Second: Karen | Vote: Unanimous |
| 3. Conducting meetings | Discussion: Board President requested that meetings be conducted using Robert's Rules of Order, as had been used in the past. Copies of Rules summary sheet shared. | | |
| 4. ARC Request | ARC request from Owner to install Satellite dish Discussion – Motion to approve request with stipulation that it not be attached to the building. | Motion: Teresa Second: Karen | Vote: Unanimous |
| 2. Legal Discussion (all members asked to leave the meeting) | 1. Owner Issue going to Court: Sabal Pte vs Jane Doe, owner, to act on behalf of the Board regarding POA late fees and interest. Follow up: Owner filed bankruptcy, which supersedes all legal action 2. Owner H. Doe – sidewalk issue Discussion regarding moving forward | Motion: N/A Sec: | Vote: |

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| | Motion to draw up a contract to have walkway replaced. POA will pay the cost on behalf of the owner and will be reimbursed by the homeowner, length of time to be determined | Motion: Teresa Sec: Karen | |
| Meeting adjourned: 8:20pm | | Motion: Teresa Sec: Lamar | |