

# SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: July 8, 2019

Approval date: 09/10/19

<b>Attendance:</b> Avelino Vide, Property Mgr <b>Board:</b> T. Russo K. Lotito L. Junior <b>Quorum met, Meeting called to order 635p</b>		<b>Members:</b> Several members attended	
<b>Review of Previous Minutes:</b> <b>Min from 10/24/18</b> “ 12/18/18	<b>Motion to approve:</b> 10/24 – K. Lotito <b>Second:</b> L. Junior  12/18 min verbally reviewed, approved without changes	<b>Corrections:</b> None	
<b>General Member questions/concerns:</b>	(insert name and concern)		
<b>Agenda items:</b> <b>Old business:</b> 1. Financial report	<b>Discussion:</b>  Question regarding Admin fees for May report discussed Water bill discussion Maintenance costs discussed Reserves discussed	<b>Motion:</b> <b>Second:</b>	<b>Vote:</b>
2. Pool cameras	Need training for board members? Discussion regarding camera effectiveness, and whether the cameras were installed as billed We recommended a meeting with the camera installation company – to be arranged, at least one board member to attend		
3. Towing company	Complaints, cars being towed during daytime hours. Concerns with residents parking in visitor parking. Verify that towing company is taking pictures and notifying Avid when they tow.	<b>Motion:</b> Teresa: Enforce the parking rules as they have been written and notify all residents in writing. <b>Second:</b> Lamar	<b>Vote:</b> Unanimous
<b>New Business:</b> 1. Landscaping company	<b>Discussion:</b> Failure of current company to meet expectations. Bids from new	<b>Motion:</b> Teresa: Terminate contract with Green Scene with 30-day	<b>Vote:</b> Unanimous

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change	companies discussed.	notice. Acquire contract with Oaks Lawn per bid submitted. Second: Lamar	
2. Legal services change	Wesley Jones Atty from Bush and Ross has been handling several accounts for Sabal Pointe. He is leaving to join a new group. Discussion regarding moving remaining accounts for him to finish	Motion: Teresa: Transfer delinquent accounts from Bush/Ross to Glausier, Knight and Jones so that Mr. Jones can continue working on those existing accounts. Second: Karen	Vote: Unanimous
3. Board member	Lamar Junior resigned from the POA Board of Directors, effective as of July 8, 2019. Replacement member will be appointed.		
4.Repairs and Janitorial services	Avid presented request for the Board to sign a Release and Hold Harmless letter to submit to our insurance company regarding services provided by Property Service Pros. The company needs to have his own insurance/workman comp policy but having difficulties. Board Pres declined to sign letter due to potential liability if any injury should occur in the future. Discussion regarding assisting Property Service Pros in obtaining proper insurance coverage if needed. He does a lot of work on the property and needs proper coverage. Also, he should not remove large objects or furniture left at the curb side. Avid to track anything left that garbage pick up will not take. Letter to be sent for any violations and charges billed if resident/owner non-compliant.		
Adjournment	Meeting adjourned 8pm Next meeting to be scheduled for Sept. 2019.		