

**Sabal Pointe Townhomes POA
Board of Directors Budget Meeting – Reconvened
Via RingCentral due to COVID-19 Restrictions
Please join using this link: <https://v.ringcentral.com/join/980168201>**

Meeting ID: 980168201

One tap to join audio only from a smartphone: +12679304000,,980168201#

Or dial: +1 (267) 9304000 Access Code / Meeting ID: 980168201

International numbers available: <https://v.ringcentral.com/teleconference>

Tuesday, December 1, 2020 at 6:30 PM

Call to Order:

The meeting was called to order and reconvened at 6:35 PM by President Teresa Russo via RingCentral due to COVID-19 regulations.

Certify Quorum/Proof of Meeting Notice:

A quorum of the Board of Directors was established. The following Board members were in attendance:

		<u>Present</u>	<u>Absent</u>
Teresa Russo	President	X via video	
Karen Lotito	Treasurer	X via video	
Vacant	Secretary		

Ashley Roblejo, LCAM from Avid Property Management and other homeowners were in attendance. Proof of meeting notice was provided by Karen Lotito.

Reading and Disposal of Unapproved Minutes:

Did not occur as last meeting's minutes were not available.

Unfinished Business:

Appointing New Board Member

Ashley Roblejo, LCAM let Board members know that three people showed interest in serving on the Board. Karen Lotito then presented Mukti Sharma as another member interested in serving on the Board.

Motion: A motion was made by Karen Lotito and seconded by Teresa Russo to appoint Mukti Sharma to the Board of Directors. All were in favor and the motion carried.

Thank you to all who showed interest in serving on the Board of Directors!

New Business:

Explanation of Proposed 2021 Budget

Teresa Russo explained to homeowners how the Board of Directors create the budget for the upcoming year. She explained that one of the highest expenses the Association has is water, and ways that expense can be combatted. Teresa notified homeowners of big upcoming projects, such as roof replacements, road paving, however they kept in mind the financial situation caused by COVID-19 and that fees would not be increasing for the upcoming year.

Owner Comments

Owners had comments about the state of the landscaping in the community, who maintains the pond, and exactly what the monthly assessment would be for the 2021 fiscal year.

Call for Motion to Adopt 2021 Budget

Motion: A motion was made by Teresa Russo and seconded by Karen Lotito to adopt the 2021 Budget as presented and set the monthly assessment to \$222. All were in favor and the motion carried.

Owner Comments:

Owners asked where they can submit work orders and who the main point of contact is should they need any information. The main comment homeowners had was the installation of bat houses in the community. Teresa Russo explained to homeowners that the Association is looking to obtain a grant through the Neighborhood Mini-Grant Program to install bat houses near the ponds. Homeowners expressed their satisfaction and agreed that bat houses are necessary to keep them safe and out of harm's way.

Adjournment:

Motion: A motion was made by Teresa Russo and seconded by Karen Lotito to adjourn the meeting. All were in favor and the meeting adjourned at 7:45 PM.