

SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: 2-11-21

Approval date: _____

Attendance: Board: Teresa Russo Karen Lotito John Wesley Ingraham Ashley Roblejo AVID Property Mgr		Members:	
Review of Previous Minutes:	Motion to approve: Second:	Corrections:	
General Member questions/concerns: Time at the end of the Agenda Items.(3 min per member)	(insert name and concern)		
Agenda items: Old business: 1. Roof Replacement Bids	Discussion: Considered Bids for Community Roof replacements and plan for funds to pay for roofs. Bid from Roof Nation chosen after comparing and discussing. Motion – We select Roof Nation to do roof replacement and look at the bid and ask for updates relative to the recent emails that have been sent, so that we have a good final bid with everything we have discussed. We will ask for a two phased, or three phased process to allow for funding. We will discuss options with Roof Nation. Added note from Karen: Once we get a firm idea of costs and possible need for special assessment we need to communicate everything to home owners.	Motion: Teresa Russo Second: John-Wesley Ingraham Motion approved	Vote: All

SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

2. Tree Removal	Bids obtained to remove large Oak tree and two Holly trees that are dead. Discussed and compared Bids. Motion to accept bid for tree removal from Arbor Bay to remove the Oak tree and two Holly trees and replace them.	Motion: Teresa Second: Karen Motion approved	Vote: All
3. Pool Repair: Loose railing and tiles. Coping around pool edges loose	Pictures taken and sent to all. Obtaining Bids for pool repairs requested. Company to call Teresa to arrange site visit. Discussion of problem, will wait for company to arrange visit.		
4. Toilet Leaks – Fliers were distributed to everyone.	Very small number of residents responded to fliers or contacted Ashley. Karen to review the water bill to see if any changes. Track the water bill for changes.		
5. Bat houses	Ashley wrote a grant to Hills Cty Neighborhood Relations Office Mini Grant program. Good work Ashley! We won a grant, now we have to meet all the requirements, steps, etc. Karen suggested moving forward and get reimbursed so we can get the bat houses installed. All must be completed by July. Teresa must sign and submit the letter the county requires. Teresa and Ashley attended meeting online to learn the process.		
New Business: 1. Water backflow valve	Discussion: Asked for updated bid per email sent to company so repair work can be done and valve protection so they can't be tampered with.		
2. Notifying Vendors of	Ashley to contact all vendors to		

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new Property Manager	<p>introduce herself.</p> <p>Vendors to call Prop Mgr to report problems.</p> <p>There was a problem with pool maintenance man not going directly to Ashley for problems. We need to clarify with vendors, especially the pool vendor to communicate directly with Ashley and not anyone else.</p> <p>Ashley will contact all vendors to give her name and contact information so everyone knows.</p>		
3. Storm Drain Repair	<p>Additional information given to Attorney. He did some research and Ashley researched also, to get the original names, permits, association files etc., which she forwarded to Attorney.</p> <p>Ashley read part of email from attorney regarding beginning of process of seeking reimbursement of costs of the storm drain repair. Need to find the date of Assoc turnover from Rottlund.</p> <p>Discussion regarding.</p> <p>We will have Attorney continue to pursue.</p>		
4. Add ons: Pressure washing Trees	Karen asked that we keep these items in mind, after we get current business resolved.	<p>Motion: Teresa</p> <p>Second: John-Wesley</p>	All in favor.
Adjournment:	8pm Motion to adjourn		