

# SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

approved

Date: 4/28/22

Approval date: \_\_\_\_\_

|                                                                                                                                                         |                                                                                                                                                                      |                           |              |
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| <b>Attendance:</b> New AVID Property Manager-<br><b>Board:</b> T. Russo, K. Lotito, JW. Ingraham<br><b>Called to Order</b> 630pm<br><b>Quorum</b> – Met |                                                                                                                                                                      | <b>Members:</b>           |              |
| <b>Review of Previous Minutes:</b><br>Tabled                                                                                                            | <b>Motion to approve:</b><br>Second:                                                                                                                                 | <b>Corrections:</b>       |              |
| <b>General Member questions/concerns:</b>                                                                                                               | (insert name and concern)                                                                                                                                            |                           |              |
| <b>Agenda items:</b><br><b>Old business:</b><br>1. Financials reviewed                                                                                  | <b>Discussion:</b><br>Water bill and Past due accts decreased                                                                                                        | <b>Motion:</b><br>Second: | <b>Vote:</b> |
| 2. Pool patio furniture                                                                                                                                 | Replacement order in process                                                                                                                                         |                           |              |
| 3. Sprinkler heads along driveways                                                                                                                      | Move sprinkler heads away from driveway edges to protect. Need new estimate from Oaks Lawn, work had been delayed.                                                   |                           |              |
| 4. Landscape review                                                                                                                                     | Discussed                                                                                                                                                            |                           |              |
| 5. Outdoor light at pool                                                                                                                                | Needs replacement or repair                                                                                                                                          |                           |              |
| 6. Roof replacement                                                                                                                                     | Further discussion                                                                                                                                                   |                           |              |
| 7. Pool life preservers                                                                                                                                 | Need to be replaced. Karen will check on pricing                                                                                                                     |                           |              |
| 8. Towing guide                                                                                                                                         | Towing guide needs to be reviewed, possibly get new company<br>New parking hang tags discussed                                                                       |                           |              |
| <b>New Business:</b><br>1. Tree removal                                                                                                                 | <b>Discussion:</b><br>Discuss with Oaks, several trees have damage, may need to be removed. They will mark trees in question                                         | <b>Motion:</b><br>Second: | <b>Vote:</b> |
| 2. Lift station                                                                                                                                         | May be time to replace one of the pumps. Monthly maintenance has helped prevent overflows                                                                            |                           |              |
| 3. Reserve study                                                                                                                                        | Need new one for 2023 budget, get bids                                                                                                                               |                           |              |
| 4. Architectural Review Committee                                                                                                                       | Discussed, Review form for updates                                                                                                                                   |                           |              |
| 5. Pool cameras                                                                                                                                         | Hik Connect system needs to be checked. Program was updated in 2018. Do we still want to get alerts to our phones? Robert will search fro information and a contract |                           |              |
| 6. Community event                                                                                                                                      | Plan event to distribute new parking tags and get resident updates. John and Teresa will check on Food Trucks etc. and plan a date.                                  |                           |              |
| 7. Meeting adjourned 740pm                                                                                                                              |                                                                                                                                                                      |                           |              |