



Sabal Pointe Townhomes POA

Board Meeting Minutes – Approved

August 8, 2023, at 6 pm

2906 Busch Lake Blvd., Tampa FL 33614

1. **Call to Order:** 6:01 pm
2. **Establish a Quorum:** All Directors present; Praveen Talluri, Karen Lotito, and Derek Nunez, along with Pamela Curry, LCAM, and approximately eight residents/homeowners.
3. **Proof of Notice:** Confirmed by Board that it was posted onsite, and Management posted to portal.
4. **Prior Meeting Minutes:** Director Lotito made a motion to approve 06.07.23 Meeting Minutes, seconded by President Talluri, motion passed unanimously.
5. **Report of Officers:** Director Lotito provided an update that the cost of water/sewer is over budget by \$12,736.55 and we need to find out why.
6. **Financials and Manager's Report** were given by Property Manager, Pamela Curry.
7. **New Business:** Director Lotito made a motion to ratify Alvarez Plumbing estimate #126257742 @ \$10,189.20 for sewer main line repair, seconded by President Talluri, motion passed unanimously. Director Nunez made a motion to proceed with lien on Account # 17002, seconded by Director Lotito, motion passed unanimously. Director Nunez made a motion to consider at one (1) time forgiveness for late fees and interest charges of property assessments, seconded by Director Lotito, motion passed unanimously. Director Nunez approved Management to approve 1-2 weeks extended stay guest parking per unit per year, anything more repetitive needs to be Board approved, and no towing on Federal Holiday Weekends, seconded by Director Lotito, motion passed unanimously.
8. **Next Board Meeting:** Budget Meeting TBD
9. **Adjournment:** 7:34 pm with all homeowner questions and concerns answered.