



SABAL POINTE - BOARD OF DIRECTORS' CLOSED MEETING

Date: Thursday, August 20th, 2026 @ 6:00PM (VIA ZOOM)

Join Zoom Meeting

<https://us02web.zoom.us/j/82082832294?pwd=7av78eSjc8xfuFoaW4s3gBp78o3AVr.1>

Meeting ID: 820 8283 2294

Passcode: 855405

- A. CERTIFY QUORUM OF THE BOARD
- B. CALL TO ORDER
- C. PROOF OF NOTICE
- D. FINANCIAL REPORT (Delinquency)
- E. MANAGER'S REPORT

OLD BUSINESS

- 1. Pending Projects
- 2. Completed Projects
- 3. Pending Project Bids

NEW BUSINESS

- 1. New Project Bids
- 2. Painting Perimeter Wall
- 3. Sod Replacement
- 4. 2027 Budget

E. OPEN FORUM

F. ADJOURNMENT

Respectfully Submitted
Robins Noel, LCAM

Assets

OPERATING FUNDS		
11-1015-00-00 South State Operating - 4541	\$33,128.70	
11-1021-00-00 PM Operating	1,298.51	
Total OPERATING FUNDS:		<u>\$34,427.21</u>
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 4544	934,153.11	
Total RESERVE FUNDS:		<u>\$934,153.11</u>
OTHER ASSETS		
18-1920-00-00 Utility Deposits	1,104.85	
Total OTHER ASSETS:		<u>\$1,104.85</u>
Total Assets:		<u>\$969,685.17</u>

Liabilities & Equity

LIABILITIES		
20-2010-00-00 Reserves- Paint(Exterior, Cabana & Perimeter Wall)	124,243.02	
20-2015-00-00 Drainage Repair Allowance	5,667.20	
20-2020-00-00 Reserves- Paving/Reseal	111,936.62	
20-2025-00-00 Reserves- Security Camera Systems	3,469.46	
20-2030-00-00 Reserves- Roof Including Cabanas	404,756.12	
20-2035-00-00 Reserves- Sidewalk Repair Allowance	8,495.60	
20-2040-00-00 Reserves-Pond Banks Erosion	3,643.20	
20-2045-00-00 Reserves - Perimeter Aluminum Fencing	41,301.48	
20-2050-00-00 Reserves- Pool Resurfacing	37,082.91	
20-2055-00-00 Reserves- Perimeter Vinyl Fencing	14,660.48	
20-2060-00-00 Reserves- Wooden Fence 6'	24,522.26	
20-2065-00-00 Reserves- Access System	3,590.00	
20-2070-00-00 Reserves- Lift Station Repair Allowance	(22,868.24)	
20-2075-00-00 Reserves- Perimeter Wall Repair Allowance	2,579.78	
20-2080-00-00 Reserves - Interest	26,306.66	
20-2085-00-00 Entry Signs Refurbishment	4,315.26	
20-2090-00-00 Gutters & Downspouts	(68,704.96)	
20-2095-00-00 Restroom Refurbishment	11,965.60	
20-2100-00-00 Reserves- General	173,283.92	
20-2110-00-00 Mailbox Sections	5,753.46	
20-2115-00-00 Pumps & Equipment	4,546.66	
20-2120-00-00 Pool Equipment Housing	4,626.02	
20-2125-00-00 Pool Furniture	5,204.70	
20-2130-00-00 Pool Shower	539.56	
20-2135-00-00 Pool Deck Pavers	3,236.34	
Total LIABILITIES:		<u>\$934,153.11</u>
EQUITY/CAPITAL		
30-3200-00-00 Prior Years	(34,698.32)	
30-3300-00-00 Retained Earnings	45,319.22	
Total EQUITY/CAPITAL:		<u>\$10,620.90</u>
Net Income Gain / Loss	24,911.16	
		<u>\$24,911.16</u>
Total Liabilities & Equity:		<u>\$969,685.17</u>

Description	Current	Over 30	Over 60	Over 90	Balance
54848 - Brett Bartlett Owner-Attorney Last Payment: \$300.00 on 07/03/2026 4131 Key Thatch Dr Collection Status: ATTORNEY Collection Attorney: Stockham Law Group, P.A					
Assessment - Maintenance 2025	\$0.00	\$0.00	\$0.00	\$115.00	\$115.00
Total:	\$0.00	\$0.00	\$0.00	\$115.00	\$115.00
548113 - Devanand Bookram & Janice Bookram Owner-Attorney Last Payment: \$3,173.39 on 05/27/2026 4216 Bismarck Palm Dr Collection Status: ATTORNEY Collection Attorney: Stockham Law Group, P.A					
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$126.61	\$726.61
Legal Fees/Cost 2026	\$0.00	\$0.00	\$173.39	\$0.00	\$173.39
Total:	\$300.00	\$300.00	\$173.39	\$126.61	\$900.00
548171 - Thraese Brown Owner Last Payment: \$1,200.00 on 06/25/2026 4041 Bismarck Palm Dr					
Assessment - Maintenance 2026	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
Total:	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
54830 - Suppakit Chomtid Owner Last Payment: \$300.00 on 06/16/2026 4119 Key Thatch Dr					
Assessment - Maintenance 2026	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
Total:	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
54837 - Julia DiFranco & Carl DiFranco Owner Last Payment: \$4,531.13 on 03/13/2026 4126 Key Thatch Dr					
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$900.00	\$1,500.00
Total:	\$300.00	\$300.00	\$0.00	\$900.00	\$1,500.00
54810 - Derek Escobar Nunez Owner Last Payment: \$1,500.00 on 06/17/2026 9833 Blue Palm Way					
Assessment - Maintenance 2026	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
Total:	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
548138 - Alberto & Zandra Garofalo & Mario Garofalo Owner-Attorney Last Payment: \$50.00 on 10/08/2025 4146 Bismarck Palm Dr Collection Status: ATTORNEY Collection Attorney: Stockham Law Group, P.A					
Assessment - Maintenance 2025	\$0.00	\$0.00	\$0.00	\$2,350.00	\$2,350.00
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$1,500.00	\$2,100.00
Total:	\$300.00	\$300.00	\$0.00	\$3,850.00	\$4,450.00
548185 - David Haas & Som-usa Haas Owner Last Payment: \$300.00 on 07/21/2026 4020 Bismarck Palm Dr					
Assessment - Maintenance 2026	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
Total:	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
548137 - Shauna Hale Owner-Attorney Collection Status: ATTORNEY 4144 Bismarck Palm Dr					
Assessment - Maintenance 2025	\$0.00	\$0.00	\$0.00	\$5,421.12	\$5,421.12
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$1,500.00	\$2,100.00
Total:	\$300.00	\$300.00	\$0.00	\$6,921.12	\$7,521.12
5484 - Artist Hicks Owner Last Payment: \$1,000.00 on 06/10/2026 9805 Blue Palm Way					
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$0.00	\$600.00
Total:	\$300.00	\$300.00	\$0.00	\$0.00	\$600.00

Description	Current	Over 30	Over 60	Over 90	Balance
54880 - Brandi Hoffman Owner Last Payment: \$250.00 on 07/18/2026					
4227 Key Thatch Dr					
Assessment - Maintenance 2026	\$300.00	\$50.00	\$0.00	\$0.00	\$350.00
Total:	\$300.00	\$50.00	\$0.00	\$0.00	\$350.00
5481 - Linzhi Jiang Owner Last Payment: \$279.00 on 07/10/2026					
9811 Blue Palm Way					
Assessment - Maintenance 2026	\$15.00	\$0.00	\$0.00	\$0.00	\$15.00
Total:	\$15.00	\$0.00	\$0.00	\$0.00	\$15.00
548157 - Antwan Key Owner Last Payment: \$300.00 on 07/09/2026					
4116 Bismarck Palm Dr					
Assessment - Maintenance 2026	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
Total:	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
54895 - Kathleen Merritt & Robert Merritt Owner Last Payment: \$300.00 on 07/14/2026					
9802 Fan Palm Way					
Assessment - Maintenance 2026	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
Total:	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
548124 - Giselle Monteiro Owner-Attorney Collection Status: ATTORNEY					
4212 Bismarck Palm Dr					
Collection Attorney: Stockham Law Group, P.A					
Assessment - Maintenance 2025	\$0.00	\$0.00	\$0.00	\$3,042.00	\$3,042.00
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$1,500.00	\$2,100.00
Total:	\$300.00	\$300.00	\$0.00	\$4,542.00	\$5,142.00
548174 - Lina Montoya & Alberto Jose Aguirre Dugarte Owner Last Payment: \$200.00 on 07/17/2026					
4035 Bismarck Palm Dr					
Assessment - Maintenance 2026	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
Total:	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
548140 - Devin Oder Owner-Attorney Last Payment: \$1,850.45 on 07/14/2026					
4150 Bismarck Palm Dr					
Collection Status: ATTORNEY					
Collection Attorney: Stockham Law Group, P.A					
Assessment - Maintenance 2026	\$249.55	\$0.00	\$0.00	\$0.00	\$249.55
Other Income/Misc 2026	\$0.00	\$0.00	\$0.00	\$50.45	\$50.45
Total:	\$249.55	\$0.00	\$0.00	\$50.45	\$300.00
54857 - Mark Ramirez Owner-Attorney Last Payment: \$1,000.00 on 06/26/2025					
4150 Key Thatch Dr					
Collection Status: ATTORNEY					
Collection Attorney: Stockham Law Group, P.A					
Assessment - Maintenance 2025	\$0.00	\$0.00	\$0.00	\$3,954.25	\$3,954.25
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$1,500.00	\$2,100.00
Total:	\$300.00	\$300.00	\$0.00	\$5,454.25	\$6,054.25
54867 - Victor R. Ramos Owner-Attorney Last Payment: \$772.86 on 02/28/2025					
4209 Key Thatch Dr					
Collection Status: ATTORNEY					
Collection Attorney: Stockham Law Group, P.A					
Assessment - Maintenance 2025	\$0.00	\$0.00	\$0.00	\$2,227.14	\$2,227.14
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$1,500.00	\$2,100.00
Total:	\$300.00	\$300.00	\$0.00	\$3,727.14	\$4,327.14
548194 - Avilio Rivera Owner-Attorney Last Payment: \$900.00 on 07/14/2026					
4016 Bismarck Palm Dr					
Collection Status: ATTORNEY					
Collection Attorney: Stockham Law Group, P.A					
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$1,500.00	\$2,100.00
Total:	\$300.00	\$300.00	\$0.00	\$1,500.00	\$2,100.00

**Homeowner Aging Report Excluding Prepaid**

Sabal Pointe Townhomes POA, Inc.

End Date: 07/31/2026

Date: 8/20/2026

Time: 4:50 pm

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Description	Current	Over 30	Over 60	Over 90	Balance
54851 - Janet Roberts & Todd Roberts Owner-Attorney			Last Payment: \$300.00 on 07/03/2026		
4147 Key Thatch Dr			Collection Status: ATTORNEY		
			Collection Attorney: Stockham Law Group, P.A		
Assessment - Maintenance 2025	\$0.00	\$0.00	\$0.00	\$295.81	\$295.81
Total:	\$0.00	\$0.00	\$0.00	\$295.81	\$295.81
548122 - Charles Rourk III Owner-Attorney			Last Payment: \$300.00 on 09/03/2025		
4208 Bismarck Palm Dr			Collection Status: ATTORNEY		
			Collection Attorney: Stockham Law Group, P.A		
Assessment - Maintenance 2025	\$0.00	\$0.00	\$0.00	\$2,113.70	\$2,113.70
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$1,500.00	\$2,100.00
Total:	\$300.00	\$300.00	\$0.00	\$3,613.70	\$4,213.70
54879 - Benigno Rustrian & Mercedes Rustrian Owner			Last Payment: \$300.00 on 07/01/2026		
4229 Key Thatch Dr					
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$125.82	\$725.82
Total:	\$300.00	\$300.00	\$0.00	\$125.82	\$725.82
54894 - Leroy Swain, Jr. & Shannon Williams Owner			Last Payment: \$300.00 on 07/20/2026		
9822 Fan Palm Way					
Assessment - Maintenance 2026	\$300.00	\$200.00	\$0.00	\$0.00	\$500.00
Total:	\$300.00	\$200.00	\$0.00	\$0.00	\$500.00
54883 - Cynthia Tibbs Owner-Attorney			Last Payment: \$1,800.00 on 02/24/2026		
4243 Key Thatch Dr			Collection Status: ATTORNEY		
			Collection Attorney: Rabin Parker Gurley, P.A.		
Assessment - Maintenance 2025	\$0.00	\$0.00	\$0.00	\$248.52	\$248.52
Assessment - Maintenance 2026	\$300.00	\$300.00	\$0.00	\$1,500.00	\$2,100.00
Total:	\$300.00	\$300.00	\$0.00	\$1,748.52	\$2,348.52
548100 - Luis Alberto Hernandez Vazquez Owner			Last Payment: \$300.00 on 07/18/2026		
9812 Fan Palm Way					
Assessment - Maintenance 2026	\$297.00	\$0.00	\$0.00	\$0.00	\$297.00
Total:	\$297.00	\$0.00	\$0.00	\$0.00	\$297.00
54816 - Douglas Washington Owner			Last Payment: \$300.00 on 07/17/2026		
9804 Blue Palm Way					
Assessment - Maintenance 2026	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
Total:	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Sabal Pointe Townhomes POA, Inc.	\$7,061.55	\$3,850.00	\$173.39	\$32,970.42	\$44,055.36

Description	Total
Assessment - Maintenance 2025	\$19,767.54
Assessment - Maintenance 2026	\$24,063.98
Legal Fees/Cost 2026	\$173.39
Other Income/Misc 2026	\$50.45
AR Total:	\$44,055.36

Experience the Difference



TO: Sabal Pointe
FROM: Robins Noel, LCAM
Subject: Manager's Report – August 20, 2026

Work Completed

- Cleared Trees Blocking Drain
 - Removed Oak Tree Roots on 6 Mile
 - Called attorney. She's sending email. (Sarah Mower)
 - Sent out violations
 - Completed Association Work orders
 - Repaired irrigation pump
 - Schedule Repair for Pool
 - Sent E Blast of Auto Pay
-
- Major issues that have been resolved during the month. Irrigation Control Box Repaired. **Code violations completed and scheduled.**
 - High-, medium-, and low-priority issues that are currently open, along with expected completion dates. **High Issue: 6 Mile Fence Pending Permit . Medium: Front Landscaping Low: Sod Replacement.**
 - Major upcoming projects and their timelines. No major upcoming projects. **Get prices on building pressure washing and trimming a few more trees around the property.**
 - The number of homeowner requests received, resolved, and still pending. **We had 5 work orders, and all are completed.**
 - Delinquent accounts, accounts that have been referred to the attorney, and the status of collections. **Total of 7 at the attorney. 1 Just paid in full (\$5,400)**
 - Any unresolved issues from prior years, including outstanding tax matters, historical records, or other items that still require attention. **No unresolved issues.**

Respectfully Submitted,
Robins Noel, LCAM

SABAL POINTE

PROJECT BIDS REPORT

OTHER PROJECTS BIDS FROM OAKS

Sod Replacement

Oaks- They are replacing sod in dying areas throughout the property (3,200 sq. ft of sod) Quote - \$4,000

Manny Tree Service-Quoted \$1200 for labor only

Oaks Only

Viburnum Replacement on MLK - \$2,118

Mulch In front of buildings and Pool areas -\$8,500

Respectfully Submitted
Robins Noel, LCAM