

Board of Directors meeting minutes December 3, 2015

Attending – Denise Flach, Christine Blackway, Richard Simon, Mike Sperling, Paul Hawkins, David Johnston

- Mike called the meeting to order at 6:42PM verifying a quorum was present,
- The November meeting minutes were approved as amended; motioned by Denise and seconded by David.

- **Treasurers Report**

We are on budget, overall, for the year but slightly over budget for irrigation due to required repairs.

Invoices for the annual HOA dues have been mailed.

A few years back we received bids to resurface the bike path. The cost was roughly \$21,000.00 and has most likely increased since then. Paul motioned to increase the budget to \$25,000.00 for this expense in case these repairs are needed soon. David seconded and the Board voted to approve.

- **Landscape**

Charles informed Greener Industries that their bid for landscaping has been approved by the Board.

The new trees are looking good; plants were installed in Cypress Landing and Whisperwood II. Plants for Whisperwood are due to be installed next week.

Someone has been dumping tree branches and palm fronds in the area behind the brick wall between the Whisperwood I and II villages. Denise motioned to purchase and post a 'No Dumping' sign in that area; the cost is roughly \$117.28. Richard seconded and the Board approved.

Transformers in Whisperwood have been repainted by Duke Energy.

- **Irrigation**

No new updates

- **Code Compliance**

Richard observed several lawns are looking bad in Whisperwood II. Several roofs around the villages are looking moldy and are in need of cleaning. One house in Whisperwood is in disrepair. Letters will be sent to offenders after the holidays.

The resident on Cypress Landing has removed his boat from the driveway; however, there is now a trailer there.

Sabal Point Property Owners Assoc., Inc.

- **Website**

The new test site is up and can be viewed; Mike will send Board members the URL. The domain name we will use is Sabalpointhoa.org

- **A.R.C. Items**

No new requests

New Business

- Denise will contact the Church to reserve a room for the Annual HOA Meeting to be held in early March (3/3 or 3/8 @ 7PM).

Old Business

- Play structure at 453 Willowbrook Lane – the homeowners did not meet the stipulations set forth by the Board requiring foliage to be planted to block the view of the structure from the spine road. The deadline was December 3, 2015. The homeowners installed the structure without asking for Board approval and subsequent stipulations were not met; therefore the Board has not approved this structure.
- To The Point will include messages regarding roof cleaning, general property upkeep and yard waste dumping.

David motioned to adjourn the meeting at 7:45 with Mike seconding.

Christine Blackway for Secretary John Meacham

On Behalf of the Board