

# Sabal Point Property Owners Assn., Inc.

## Board of Directors meeting minutes June, 2 2016

Attending – Mike Sperling, Paul Hawkins, Denise Flach, David Johnston, John Meacham and Christine Blackway

- Christine Blackway called the meeting to order at 6:40 verifying a quorum was present
- The May minutes were approved as read

- **Treasurers Report**

Paul Hawkins presented the Treasurers report with all dues collected except for one homeowner whose check bounced. The balance statement reflects the check deposited. Paul noted that all expenses were running according to budget with very little variance aside from Irrigation which is trending ahead of forecast.

- **Landscape**

We ordered and installed the trash can at the tot lot. Peggy Nethery has volunteered to dispose of the trash. (Peggy thank-you for that) We had a small amount of damage at the tot lot with spray paint of which some was repairable and some will need additional work. Denise filed a police report as the other Associations had also experienced some vandalism recently. Still working with Duke Energy on the Tot Lot light, this is their fifth trip with no success. They think it could be an underground issue and will return to remedy next week.

The county has issued a work order to remove tree limbs along the streets that are below 14' from the road. Seminole county will hang door tags on each house that will be affected the week prior to the work commencing so be on the look-out for those.

- **Irrigation**

Paul sent the board a letter that all irrigation valves require above ground back flow preventers that use potable water. We will be required to install two new units in the Whisperwood II Islands and one new Back Flow preventer in Whisperwood I Island. This is a county mandate that we were not aware of and we are not in compliance. As a result we have taken immediate steps to procure the proper back flow preventers and have them installed. Back Flow preventers are only required on those irrigation valves that use potable water. We have just the three zones in question that use potable water with the rest of our irrigation system using reclaimed water.

- **Compliance**

No issues to report this month

### **Web site**

- Mike shared with us that we will soon begin publishing pictures of ongoing activities and changes in the neighborhood on our web site

- **Architectural Review Committee**

David shared with us that we have one ARC form from 384 Cypress Landing Drive of a resident wanting to reroof his home. David researched the specification of material and it met all current criteria and was approved by the ARC committee

- **OLD Business**

The circuit Board for the Irrigation controller is on order which will alleviate several issues and allow us to be a little more consistent with our water coverage. It should be installed by next meeting.

- **New Business**

David asked if it made good sense for us to make contact with the other associations and repave our bike paths at the same time there by saving significant set-up costs that are usually incurred.

Christine adjourned the meeting with David seconding at 7:38 P.M.

