

Sabal Point Property Owners Assn., Inc.

Board of Directors meeting minutes March 5, 2015

Attending – Mike Sperling, Paul Hawkins, Denise Flach, David Johnston, Richard Simon and Charles Almond, John Meacham

Guests – Bob Hayne, Bill Pigozzi, Christine Blackway

- Mike Sperling called the meeting to order at 6:40 verifying a quorum was present
- David Johnston nominated the January minutes to be approved as presented with Charles Almond seconding and the board unanimously approving
- David Johnston nominated the Annual minutes to be approved as presented with Charles Almond seconding and the board unanimously approving
- **Treasurers Report**
Paul Hawkins presented the Treasurers report noting that 93% of our 179 Homeowners had paid their HOA dues which he suggested was about on par for this point in the cycle.
- **Landscape**
Denise Flach presented the Landscape report and everything looks good. She had made contact with code enforcement Officer Vinny Bavarro and he had recently mandated a clean- up of 557 Woodview.
- **Irrigation**
Charles Almond presented the Irrigation report with the following updates
 - The valves need some troubleshooting
 - He suggested that \$1500.00 to \$2000.00 in additional expenses were required to do an overall readjustment of Sprinkler head heights angles and repositioning to bring the system up to its maximum efficiency.
- **Compliance**

Richard Simon has sent out two letters to homes for current violations in the past month, there was a consensus that as result of previous letters calling issues to the attention of our HOA neighbours we are seeing a noted improvement in compliance.

- **Architectural Review Committee**

Past ARC Chairmen Bob Hayne and the ARC committee had approved one review for 321 Cypress Landing Drive for Window replacement.

- **OLD Business**

Bill Pigozzi shared with the Board his perspective regarding the Gold Course redevelopment and the ramifications that inaction on our part could cause to the HOA. There was some discussion regarding filing a complaint as a means to correct the imbalance of fairness, parity and balance with respect to deeding the undeveloped golf course acreage. No decisions were reached. We need more information which we expect to come from upcoming meetings with SPCSA and the County Commissioners.

Mike reported that our attorney Carlos Arias is leaving Clayton McCullough, which the board arrived at a consensus that we would go with Mr. Arias but it would be on a case by case basis.

Mike and Richard were going to submit a withdrawal of services tendered to Clayton McCullough.

- **New Business**

Election of 2015 Officers and Committee chairs

- Mike Sperling was nominated for President and accepted the same
- Paul Hawkins was nominated for Treasurer and accepted the same
- John Meacham was nominated for Secretary and accepted the same
- David Johnston was nominated and accepted the ARC Committee Chair and Charles Almond and Christine Blackway accepted ARC committee members
- There was no change to the Compliance, Irrigation and Landscape Chairs.
- Denise pointed out that there were some missing nuts on the swing set. David Johnston was to send a photo of same to the Board.
- Charles Almond motioned to adjourn the meeting at 7:50 and it was seconded by John Meacham and approved unanimously

On Behalf of the Board

Secretary John Meacham 03/10/2015