

Sabal Point Property Owners Association, Inc.

Board of Directors Annual meeting minutes March 03 2016

Board Members in Attendance- Denise Flach, David Johnston, John Meacham, Richard Simon, Christine Blackway and Mike Sperling, in addition 5 members of the Association attended.

- Proxies received
 - 500 Woodview Dr.
 - 408 Woodview Dr.
 - 408 Bay Tree Lane
 - 384 Cypress Landing
 - 388 Cypress Landing
 - 372 Cypress Landing
 - 304 Cypress Landing
 - 412 Sandy Hill Drive
 - 457 Willow Brook Lane
 - 517 Whisperwood Drive
- Mike called the meeting to order at 7:06 verifying a quorum was present
- The board of Directors introduced themselves to the membership with a brief description of their duties.

- **Treasurers Report**

Mike read the treasurers report in Paul's rare absence. Financial Statements are prepared at the end of every month and are available to all members by requesting via pvhawkins@msn.com We have operated in budget since 2009 we have collected 88% of the 2016 dues as at March 1st. Maintaining the 40 year old irrigation system has become very expensive. We continue to pay on loan for our brick wall ending 2 years from now. The yearly budget is building a reserve to be used for anticipated future brick wall repairs.

- **Landscape**

This is the third year that Landscape Solutions has been maintaining our property and we continue to be pleased with the value and their service. We have replaced 5 live oaks this year. Denise continues to clean up the bike path which is really looking great. Special thanks to Cindy and Bob and Scott for the use of the truck chain saw etc,

- **Irrigation** no specifics this month however the Treasurers report best describes the state of the irrigation system.

- **WEB SITE**

Mike asked the membership who has accessed the web site. He shared with us that the minutes, HOA Docs, Directors, etc. are on the web site in addition to our e-mail system is online if you have a request for a Board of Directors, access them online

- **Code Compliance**

Richard shared with us the definition of voluntary compliance vs. forced compliance. To date we have been following the path of voluntary compliance with measured success. He sent out one letter this month requesting the removal of one Homeowner's boat. The boat is still the driveway and we hope to not retain an attorney.

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

We approved one ARC for a rotten tree removal a 2nd for a brick wall replacing a wooden wall and a 3rd for a repaint of a house in addition to a tree removal which complies with our guidelines.

- **New Business**

Election of Directors. Mike asked the membership if anyone was interested in working on the board. No one offered their services. It was noted Charles, Denise's and Mikes three year term has expired. We need at least 6 Directors according to Florida Statute.

- Denise nominated for a three term and Christine seconded.
- Cindy Kichuokoff nominated Mike for President, Richard seconded Mikes nomination for president
- Both Board members were unanimously confirmed by the Directors and membership

David made a motion to adjourn the meeting at 7:51 with Cindy Seconding with John Meacham seconding

Secretary John Meacham
On Behalf of the Board

