

SPPOA Board Meeting Minutes

Nov. 3, 2016

Held at: Club House of 'Village on the Green'.

Quorum was established and meeting brought to order by Mike at 6:41 pm.

In attendance were: Paul Hawkins, David Johnston, Mike Sperling, Richard Simon.

Absent: Christine Blackway, Denise Flach, and John Meacham.

Sept. 1 board meeting minutes were approved.

No minutes for October due to the storm and cancellation of the October meeting.

Treasury-Paul brought in and went over the current balance and budget sheets. Most everything is routine with the exception of being over budget with irrigation.

Our D&O insurance with Tower Hill is going to increase approximately \$200/mo for coming year.

Paul was contacted by the company that repaired our wall in 2013. Our HOA still owed a balance of \$24,500 which we were paying off and would be paid down to zero balance in a few years. The owner was asking for an accelerated payment in lieu of a reduction in amount owed. Paul was able to negotiate an amount of \$19,000. A 20% discount (\$5500 saved) on what was owed. Paul's proposal was to take \$14,000 from the Brick Wall Reserve and \$5000 from the Operational Reserve, pay the negotiated debt, and bring the balance owed to zero. He can apply any 2016 budget excess to the Wall Reserve and most likely have fully replaced the funds back into the Wall Reserve in the 2017 budget. Proposal was discussed before and during the meeting. Paul motioned on his proposal, Mike seconded, and the board approved unanimously.

Everything else well within budget.

Paul covered the final statement for the year end. Paul motioned to accept it, Richard seconded, and the board approved unanimously.

Landscape- Richard asked about **tree removal along the brick wall** to maintain the integrity of the wall. Last repair to wall cost all homeowners a total of \$130,000.00 . Wall is on common property but runs parallel to homeowners property line. Contact will be made with **homeowners whose back yard shares the brick wall to approve and remove trees that are currently planted close to the wall** in those homeowners back yards. Richard motioned for drafting a letter for the homeowners to initiate a report then follow up with direct contact to the homeowners to discuss contingent liability and best a approach to accommodate everyone. David seconded on letter and follow up on tree vs wall issue. Board approved letter and follow up.

This will be a good discussion topic for the annual meeting coming up in Feb/Mar of 2017.

Irrigation-Very little coverage at this time but, covered. Nothing new.

Compliance- Richard will draft letter for homeowners that have back yard trees in close proximity to the wall and bring to review with board for approval. Sod was replaced at 593 and 516 Whisperwood.

Website – Mike is in discussion with another web designer for conversion and maintenance possibility.

ARC-David received an ARC request and letter for 409 Sandy Hill on wood fence and gate replacement, board discussed and approved. David received an ARC request and letter for 376 Cypress Landing on a roof/shingle replacement and addition of solar tubes and sky lights, board discussed and approved.

Old Business-

- David suggested replacing whole irrigation sections at a time vs 'fix as we go'. Expensive restrictor valves have been considered to reduce high pressure blowouts that keep recurring. Need to increase irrigation budget reserve to \$25k. David motioned to increase the reserve. Mike seconded. Board approved unanimously.

New Business –

- Open discussion for repair/resurfacing for asphalt bike path with financial support from other sister HOAs since it is commonly used by all homeowners in Sabal Point. Paul is attempting to get with the asphalt contractor when the new apartments are built to coordinate our bike path while contractor is on site here in Sabal Point. Getting it done simultaneously could save our HOA considerable money.

David motioned to adjourn. Richard seconded. Board approved at 7:46 pm.

Minutes taken by Mike Sperling