

Sabal Point Property Owners Assoc., Inc

Board of Directors meeting minutes October 01, 2015

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

- Mike called the meeting to order at 6:40 verifying a quorum was present
- The September minutes were not yet available for review.

- **Treasurers Report**

Paul Hawkins presented the Treasurers report noting that State Farm paid the Association the funds from property damage as a result of auto accident where a tree was hit and damaged. We are within budget on all line items. In November a tentative budget will need to be approved. A motion to accept the Treasurers report as given was made and seconded with all accepting as presented.

- **Landscape**

Denise spoke to the County about the missing street sign at Whisperwood Drive; a replacement is on order and should be delivered next week. The stump from the oak tree which was cut down still needs to be ground. Six trees were planted from the proceeds we received from State Farm (as noted in Treasurer's Report above). Greener Industries will water the new trees. Greener Industries is proposing a rate increase of \$300.00 per month; however, this may be negotiable. Denise will get estimates from Dora Landscaping and Buffington.

- **Irrigation**

No new items to discuss in Charles' absence.

- **WEB SITE**

Mike received a quote for approximately \$800.00 for web site setup and \$100.00 monthly maintenance fee as needed (if changes or work is requested). David will check with interns at his office for other prospects for web site maintenance/setup. We will allow our old domain name to expire.

- **Code Compliance**

Richard will send two letters to residents regarding code compliance:

1. Cypress Landing – a resident has had a boat and parts in the driveway for over a month. Homeowner is Terry Regan (sp).
2. Cypress Landing - The homeowner at 437 Willowbrook mentioned to Denise that they are having the driveway widened but have not sought approval from the board. Richard will provide the verbiage for the letter to the Board before sending to resident.

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

No new requests.

Old Business

- **Tree Proximity to the Wall-** Mike will draft a letter, to be mailed to all residents backing up to the brick wall, explaining that planting trees too close to the wall will result in costly repairs.
- A mysterious, anonymous person is planting trees along the spine road. The first one was removed and another has been planted in its place.
- The sidewalks have been pressure washed where mold had built up.
- Cypress Landing resident who built the play structure without HOA approval sent a letter to the Board stating the cost to plant shrubs to conceal the structure would be too costly and has requested copies of correspondence between the HOA and other residents who have installed play structures. Height is not an issue because the structure is temporary. Covenants state structure must be at the rear of the home and not visible from the street; however, whether this refers to the street view from the front of the home only, is not clear. Because the structure was not approved by the HOA (no request was submitted by the homeowners) the homeowners have until December 4, 2015 to comply with the request to plant shrubs/trees to conceal the structure from street view. Richard motioned to table any further action until 12/4/15 with Paul seconding.

Richard moved to adjourn the meeting at 7:50 with Paul seconding.

Christine Blackway for Secretary John Meacham

On Behalf of the Board