



Board of Directors Meeting – Minutes
01-October 2020

Attending (Zoom): BoD – Paul Hawkins, Denise Flach, John Meacham, Richard Simon, David Johnston,
Members – Bob Hayne

- Not Attending – Mike Sperling
- Quorum verified and meeting called to order by John Meacham at 6:30 PM.

Minutes Prior Meeting: Copy of Minutes emailed to each Board Member was discussed.

- Motion to approve by J Meacham
- Second by P Hawkins
- Motion to accept Minutes as written – Passed

Treasurer’s Report:

- Paul Hawkins reviewed the January through 30-Septmeber, 2020, Income & Expense and Balance Sheet previously provided each Board Member via E-mail .
- A summary of expenses occurring during September were discussed. Most all expenses were re-occurring monthly expenses except \$180 cost of signage and \$150 for 6-months of web maintenance.
- Motion and a second to accept Treasurer’s Report – Passed
- At the November meeting the Board needs to be prepared to set the 2021 Annual Dues Amount.
The 2021 Budget needs to be discussed.
Plan mailing preparation for 2021 Dues Invoice and any enclosures.

The questions was asked if Sabal Point Property Owner’s Assoc (SPPOA) is required to undergo a yearly audit of it’s financial records to produce year-end financial statements. An excerpt from the governing Florida Statute provides the following: (NOTE: Last sentence of this excerpt i.e. “Association shall prepare”)

Florida Statute – Title XL, Chptr 720 – Homeowner’s Associations

Section 720.303 Association powers and duties; meetings of board; official records; budgets; financial reporting; association funds; recalls.–

(7) FINANCIAL REPORTING.—**Within 90 days** after the end of the fiscal year, or annually on the date provided in the bylaws, **the association shall prepare and complete**, or contract with a third party for the preparation and completion of, **a financial report for the preceding fiscal year...** Within 21 days after the final financial report is completed by the association, **the association shall...provide each member with a copy of the annual financial report or a written notice that a copy of the financial report is available...** Financial reports shall be prepared as follows:

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(a) An association shall...prepare or cause to be prepared a **complete set of financial statements** in accordance with generally accepted accounting principles... The financial statements shall be **based upon the association’s total annual revenues**, as follows:

1. An association with total annual revenues of [between \$150,000 and \$500,000 a reviewed or audited ... compiled financial statements]...

3. An association with total annual revenues of \$500,000 or more shall prepare audited financial statements...

(b)1. **An association with total annual revenues of less than \$150,000 shall prepare a report of cash receipts and expenditures.**

Landscape:

Denise Flach reported that

- A tree located along the walk-through between WW-2 and Tot-Lot needs to be rendered safe by eliminating large falling and lodged section, and other dead sections. Cost will be \$350.00
- Signs noticing access to Monthly Board of Director meetings were purchased and made available to the Secretary.
- Two signs which notify persons that “Authorized Vehicles Only” are allowed between WW-1 and WW-2 biking & walkway asphalt path were purchased.
- The signs have been installed.
- Total signs cost \$180, below the \$200 budgeted.
- Removal of the bamboo that is degrading the brick wall on property of 400 Village View needs to be pursued.

Irrigation:

Denise Flach reported

- Irrigation heads need to be repaired/replaced in the tear-drop island in WW-2.
- Total irrigation system needs to be reviewed and necessary maintenance performed. Denise will work with irrigation company.

Compliance:

- Richard Simon reported that – NO Compliance issues.

Website:

- Mike Sperling worked with **Mitch Schoen** to update website.
- Six months of maintenance cost of \$150 was billed and has been paid.

ARC:

David Johnston reported

- Three Arch Request for installation of Solar Panels were received.

1. 405 Woodview
2. 420 Willowbrook
3. 409 Willowbrook

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- The Board agreed that Solar Panels must be allowed as long as they meet county code, and installed on the residence roof.
- The Board agreed with approval of the three request, AND that **David** should signed and return the request to the home owners.

Old Business:

- Denise needs to discuss 2021 landscape maintenance pricing with our landscape company.

New Business:

- NONE

Next meeting will be: November 5th

Motion to adjourn was made by P Hawkins

Seconded by J Meacham

Unanimously approved at 7:05 PM

Respectfully submitted,
Paul Hawkins