

SABAL POINTE HOMEOWNERS ASSOCIATION, INC.
A Corporation Not-for-Profit
SPECIAL BOARD MEETING MINUTES

The meeting was called to order at 4:00 p.m., Wednesday, July 13, 2016, in the board room of Bush Ross P.A (the Association's attorney), by the President. The President turned the meeting over to the AVID property manager, Avelino. The property manager announced that the first order of business was establishing a quorum. In establishing a quorum, the following board members were recognized as present: Cynthia Tibbs, President; Bob Merritt, Treasurer; Diane Melendez, Vice-President; and JoAnn Redden, Director. The secretary was not present. In addition, three members were present.

A proof of notice of the meeting was produced and directed to become a part of the minutes. The property manager stated that the next item of business was to waive the reading of the last minutes due to the Secretary's absence. A motion was made by Avelino and seconded by Dr. Redden. It was unanimously carried by voice vote that the reading of the minutes be waived.

Wesley, the Association's attorney, acknowledged that there will be **"no charge"** for the meeting held in his conference room.

The next order of business was the Recall Notice, a complaint that was filed with the FL Dept. of Agriculture and Consumer Services Commission. Avelino, the property manager, acknowledged that his office was uncomfortable with this type of entity, so with a majority of the board's approval, it was referred to Wesley, the Association's attorney. A response to the complaint was drafted by the attorney for the board of director's review and approval. After discussion, the motion was made by Ms. Tibbs and seconded by Dr. Redden; opposed by Ms. Melendez. The President declared that the motion was adopted.

The property manager then stated that the next item on the agenda was the **"Organizational Discussion."** He then stated that the HOA operating bank account was compromised because of an association's check that was copied and distributed to all of the Sabal Pointe Homeowners by the secretary, Sherrill Sumbry. He stressed the need for an immediate close of the operating budget's bank account and the opening up of another account. A motion was made by Avelino and seconded by Ms. Melendez, and after discussion, the motion was unanimously passed by a voice vote of the remaining board members. The President declared that the motion was adopted.

The President then made a motion to remove Sherrill Sumbry, the secretary, from her position. The motion was seconded by Dr. Redden; opposed by Ms. Melendez. The President declared that the motion was adopted. The President then stated that we needed a board member to assume the position of the Secretary until the end of the term, December 31, 2016. JoAnn Redden volunteered to assume this position until that time. A motion was made by the President and seconded by Mr. Merritt, opposed by Ms. Melendez. The President declared that the motion was adopted.

Upon a motion made by Mr. Wesley and seconded by Ms. Tibbs, the meeting was adjourned at 5:30 p.m. *Dr. JoAnn S. Redden* Director/Acting Secretary