

# SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: May 18, 2017

Approval date: 12-14-17

<b>Attendance:</b> Board: Teresa Russo, Karen Lotito, Diane Melendez Meeting called to order at 6:30pm Quorum of Board members established		<b>Members:</b>	
<b>Review of Previous Minutes:</b> Jan 18, 2017 Org meeting – approve without reading	<b>Motion to approve:</b> Teresa Russo Second: _____	<b>Corrections:</b> None, last meeting was held to establish 2017 Board members	
<b>General Member questions/concerns:</b>	Lamar Junior – voiced questions regarding validity of previous meeting and other questions regarding landscaping, Property Manager visits to the property. Open discussion with various member participating.		
<b>Agenda items:</b> Old business: 1. Vacancy on Board	<b>Discussion:</b> Gary Smith resigned from the Board. Vacancy was filled by Karen Lotito appointment to serve for 2017.	<b>Motion:</b> Second:	<b>Vote:</b>
<b>2. Quarterly Financials</b>	Reviewed by Property Manager. Discussion regarding several line items and clarification of transition back to previous attorneys. Business filed with Busch and Ross will be completed. All new business will be sent to Friscia and Ross going forward.		
<b>3. Water pipe repair and water pressure</b>	Repair work was completed. Recommend to all to monitor water pressure and report problems.		
<b>4. Landscaping between driveways</b>	Work order placed, pending discussion and final decision about what will be placed – rocks, plants, etc.		
<b>New Business:</b> 1. Pressure washing of	<b>Discussion:</b> Property Manager Avelino Vide will request work bids. Pressure	<b>Motion:</b> Second:	<b>Vote:</b>

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building and sidewalks	washing to be done after summer rainy season.		
2. Pool area vandalism	Discussion about options available. This has been an ongoing problem. Installing camera system discussed. Avelino Vide will get bids and various options to consider		
3. Henry Cullen	sidewalk - options to repair motion tabled until we can get bids, ideas.		