

SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: 4-11-2018

Approval date: 9-19-18

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| Attendance: Board: Teresa Russo, Pres. Lamar Junior, V. Pres. Karen Lotito, Treas/Sec Property Manager: Avelino Vide | | Members: Several members attended | |
| Quorum met: Yes | | | |
| Meeting called to order: 633pm | | | |
| Review of Previous Minutes: 12/15/17 3/19/18 | Motion to approve: Teresa Russo Second: Karen Lotito Motion to approve: Teresa Russo Second: Karen Lotito | Corrections: Approved as written Annual Meeting Minutes and Organizational Meeting Min to be separated into two documents. Annual Mtg Quorum not met. 2018 Board established with two members who submitted applications and Karen Lotito volunteered to serve. 2018 Board will consist of three members as noted in minutes. | |
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| Agenda items: Financials report by Avelino Vide *Side note regarding new state laws | Discussion: Financial report discussed Delinquencies approx. \$35,000 – discussed New state law allows for voting for Board and Proxy votes for Annual Meeting electronically. New software program being installed at Avid Prop. Offices. Avelino will send out info. This should help with meeting quorum for annual meetings going forward. | Motion: N/A Second: | Vote: |
| Old business: 1. Cameras at the pool area | Bids reviewed and Discussed | Motion: Karen – Accept Innova bid, add audio, internet, back-up battery and donated monitor. Sec: Lamar | Vote: Unanimous |

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| 2. Pressure Washing | Bids Reviewed, additional bids requested. Avelino will obtain new bids | Motion: Karen Second: Lamar | Vote Unanimous |
| New Business: 1. Landscape Bids | Discussion: Detailed discussion of concerns and problems New bids requested | Motion: <i>N/A</i> Second: <i>N/A</i> | Vote: |
| 2. Legal Discussion (all members asked to leave the meeting) | <p>1. Owner Issue going to Court: Sabal Pte vs Jane Doe, owner, to act on behalf of the Board regarding POA late fees and interest. Any legal fees are excluded. A board member is requested to attend in court. Discussion – motion for Lamar to attend court date. He is available</p> <p>2. Owner H. Doe – sidewalk issue Lamar looked at small area that had been cleaned or painted. Discussion followed. Motion to move forward with requiring owner to repair/replace the painted walkway. Method to be finalized and payment to be arranged</p> | <p>Motion: Teresa Sec: Karen</p> <p>Motion: Teresa Sec: Karen</p> | Vote: Unanimous |
| Meeting adjourned : 8:46pm | | | |