

SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: September 10, 2019

Approval date: _____

Attendance: Avelino Vide, Property Mgr Board: T. Russo K. Lotito Open Board Position		Members: Several members attended	
Quorum met, Meeting called to order 6:30pm			
Review of Previous Minutes: from July 8, 2019	Motion to approve: T. Russo Second: K. Lotito	Corrections: None	
General Member questions/concerns:	(insert name and concern) – General questions and discussion about Roofs and budget		
Agenda items: Old business: 1. Financials - presented by Avelino and Karen	Discussion: Verify Adm fees with AV. We are over budget \$55K (tree work, water bill increased. Reserved discussed in detail	Motion: Second:	Vote:
2. Property Serv Pros	Workers Comp Coverage – Teresa to discuss with AV and Donny		
New Business: 1. New Contract with Oaks Lawn and Tree Svc	Discussion: Previously approved, contract signed by T. Russo	Motion: Previously approved Second:	Vote:
2. Tree Removal Bids	Tabled for now.		
3. Pool Fence	County inspection had violations. AV to obtain more information and arrange corrective action		
4. 2020 Budget discussion	Roof reserves are short to meet by-laws requirement of new roofs every 15 years. Discussion of ways to increase	Motion:K. Lotito – Increase 2020 POA dues by 20%. Reassess for 2021 with possible additional	Vote: All in favor

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	reserves – 1) Increase 2020 POA dues by 20% followed by another increase for 2021 of 20% 2) Special assessment to make up the shortage 3) Another option – Roof rejuvenation process to allow more time	increase of 20% Second: T. Russo	
5. Other Budget Items	Few changes – Final budget meeting scheduled for Dec. 30th 2019. Final budget and notice to be mailed to POA members.		
Adjournment	Meeting adjourned at 8:07pm	Motion:T. Russo Second: K. Lotito	