

SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: 3-25-21

Approval date: _____

Attendance: Board: T. Russo K. Lotito J W Ingraham Quorum met. Meeting called to order 6:30p		Members: 2 owners	
Review of Previous Minutes: Discussed getting min typed.	Motion to approve: Second:	Corrections:	
General Member questions/concerns (at the end of meeting)	(insert name and concern)		
Agenda items: Financials Old business: 1. Bat Houses	Brief overview of Feb financials, looking at water bill to see if any changes. Discussion: Installed, Ashley took pictures. Need to complete the Cty required report. Need to watch to see if bats move in, and how much guano might be dropped and need to be cleaned. Discussed having a small community get-together by the pond to announce the bat houses.		
2. Backflow valve repair completed	Caps on valve applied to protect from vandals. Backflow test was completed.		
3. Pool repair	Done by Cooper Pool Co. Discussion regarding the other areas that need repair. Some of items we noted were not		

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	<p>repaired. Pool is coming due for full resurfacing in the next year or two.</p>		
<p>4. Roof replacement</p>	<p>Karen reviewed our by-laws regarding funding for roofs. Discussion regarding our by-laws prohibit all the options we had discussed. None of the ideas can be implemented. Attorney consulted with a recommendation to wait until we have the funds to proceed. Attorney to send demand letter to pertinent companies involved.</p>		
<p>5. Tree Removal</p>	<p>Permit obtained by company Tree replacement discussion - Motion to select Florida Southern Magnolia tree for replacement.</p>	<p>Motion: Teresa Second: John-Weslely</p>	
<p>New Business:</p> <p>1. Pressure washing</p>	<p>Discussion:</p> <p>Ashley obtaining bids. Karen discussed that we are due for painting the building so pressure washing should be done at that time. Pressure washing now should be only sidewalks and vinyl fencing. Tabled for now.</p>		<p>Vote:</p>
<p>2. Building repainting</p>	<p>Discussion. Ashley to start getting bids for painting</p>		
<p>3. Community walk through</p>	<p>Some areas need landscaping refreshing. Discussion about gutters with pipes that dump water onto the lower roofs – design flaw, but will need to be addressed after roof replacements. Discussion about owners who need to</p>		

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	<p>clean up their areas. Letters were sent to all owners regarding cleaning up their areas.</p> <p>Discussed the French drain behind the buildings on Key Thatch that may be very overgrown. Water runoff and drainage issues discussed. Some of these issues can be addressed with next year budget. Some issues may be owner responsibility.</p> <p>Discussion about project to move sprinkler heads which had been tabled. Karen suggested looking at the list of items from the walk-through and prioritize which can be done this year.</p>		
4. Transferring Reserve funds to CDs	<p>Discussion. Need to search for best rates for CD or High Yield savings. This will help build funds for roof replacement faster.</p>		
5. Kudos to Ashley	<p>She is keeping us moving through projects, issues, any problems.</p>		
Owner comments	<p>Question about Bats – Discussion</p> <p>Question about replacing plants along walkways to our front doors.</p>		
Adjournment:	<p>Schedule next meeting: April 29th</p> <p>Type minutes – will get done so we can review them</p> <p>Meeting adjourned 8pm</p>		