

SABAL POINTE TOWNHOMES PROPERTY OWNER'S ASSOCIATION MEETING MINUTES

Date: 8/18/2022

Approval date: 01/23/23

Attendance: Robert Shipman AVID Property Mngr Board: Teresa Russo, Karen Lotito, John-Wesley Ingraham		Members:	
Review of Previous Minutes:	Motion to approve: Robert Shipman Second: Karen Lotito	Corrections:	
General Member questions/concerns:	Caroline tenant Key Thatch – Bats and access points, cost to remove and repair/seal		
Agenda items: Call to Order 6:46 pm Certify Quorum Old business: 1. Financials Finished Business:	Discussion: All Board Members present Karen reviewed Discussion: Patio Tables on track for delivery 9/15/2022 Camera Software – Innova no longer supporting these cameras. Hik-Connect is Software Company. John to look into. May need new software, review equipment.	Motion: Second:	Vote:
2. Unfinished Business:	Tree Removal – Discussion – Santiago working on permits. Sprinklers moved – Teresa will not approve invoice until walk through with Avid and Santiago to ensure all work is acceptable. Reserve Study Vendor: Discussion regarding three vendors. After review of each, Board agreed to use Florida Reserve Study and Appraisal.	Reserve Study Motion: Karen Lotito Second: Teresa Russo	Board unanimous

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New Business:		Motion: Second:	Vote:
1. Parking Passes	Discussion: Last order 152 tags, \$600. Suggestion to use new design of tags, require homeowners and tenants to register for new tags. Robert Shipment to get price for new tags.		
2. Towing	Discussion: Board to review the contract and meet again on 8/25 to decide on actual terms for the community towing guidelines.		
3. Community Social Event	Discussion: After new tags, and updated towing contract, engage community at a social event to exchange old tags for new, and advise of towing rules.		
4. Floor open to Homeowner comments	Discussion: Bats in home due to lack of sealing when painting was done. HO requests reimbursement for Bat removal. HOA confirmed payment of seal/repair. Board requested pictures and will review and discuss with CNN, painting vendor.		
5. Adjournment	8:21 PM	Motion: Teresa Russo, Second Karen Lotito	Passed