



Sabal Pointe Townhomes POA

Board of Directors Meeting Minutes - Approved

February 22, 2024

6pm

AGENDA

1. **Call to order:** 6:12 pm
2. **Quorum was established** with President Talluri and Director Lotito in attendance, along with three homeowners, and Pamela Curry, LCAM.
3. **Proof of Notice of Meeting:** Confirmed by Management and Director Lotito
4. **There were no prior Meeting Minutes to approve**
5. **Reports of Officers** - Director Lotito reported in January 2024 Financials were right on track with the budget and would monitor HOA fee payments until the next meeting in April 2024. President Talluri asked for an update on the water main break and LCAM provided the most recent information from Alvarez Plumbing.
6. **Financials/Management Reports** provided by Director Lotito and Management with no Board questions.
7. **New Business:** Director Lotito made a motion to approve the three member fining committee, seconded by President Talluri, motion carried unanimously. President Talluri made a motion that AC slab maintenance and repair, along with pest control and termites removal would be at the homeowners expense, Director Lotito seconded, motion carried unanimously. President Talluri made a motion to continue the commercial service agreement with Cooper Pools, Director Lotito seconded, motion carried unanimously. Director Lotito made a motion to approve and proceed with MAC Audit of Financial Statements for 2023 at \$2500 with the Association Federal Income Tax Return Fee @ \$275, seconded by President Talluri, motion carried unanimously. Director Lotito made a motion to renew the 2024-2025 insurance policies with BKS Partners @ \$11,728.30 (below the \$15,00 budget for insurance), seconded by President Talluri, motion carried unanimously. President Talluri and Director Lotito agreed to table scheduling the community gutter cleaning and pressure washing until the next meeting due to water main break.
8. **Adjournment:** 6:58 pm with all homeowner questions answered.