

**Sabal Grove Homeowners' Association**  
**Board of Directors (BOD)**  
**Minutes of Meeting**  
**May 27, 2010 – 7:00 p.m.**

1. Attending:
  - Phil Babcock, Ron Walker, Joe Cucchiella, Bill Arnold, Alan Kraft, Jerry Reed, Sandy Atchison, Andy Hardy
2. Bill Arnold called the meeting to order at 7:00 p.m.
3. Old Business:
  - Alan Kraft provided the status of an enforcement issue from the previous meeting. He indicated he had sent two letters to 1001 Jacaranda and was proposing a third on the condition of the property. After discussion by the board members, it was decided a third letter would not be in keeping with the Board's normal practice of only two notices from the Association. It was decided the attorney would be notified. Alan will send previous letters and take some pictures of the property as evidence.
  - Alan also indicated he had obtained ARC approval for the construction of a back porch and patio that had occurred at 956 Tamarind Circle.
  - Alan also indicated he had sent a letter to 957 Sabal Grove Drive on the condition of the property. This is the first notice to the resident.
  - The Board members discussed the status of the web site. Sandy Atchison indicated she was working with the web site vendor to complete the effort. She also indicated she would be able to maintain the site once it is completed and the Association shouldn't need to pay to have it maintained.
4. New Business:
  - Phil Babcock provided the Treasurer's report.
    - He indicated only 20% of the budgeted amount for 2010 had been spent to date. The current balance is \$57,395.72. Andy Hardy proposed the \$13,000 for the management company (which is not proposed to be used) be removed from the budget numbers so the percentage of budget used isn't skewed. Phil indicated he would take that action. The Board approved the Treasurer's report as stated.
    - Joe Cucchiella indicated he would soon be using some of the funds for the front entrance (new planting, mulching and replacement of the electrical). These items are already

budgeted and will also result in an increased percentage of the budget used.

- Phil indicated the following regarding the dues: 2008 – two residents still haven't paid (one is in bankruptcy and the other one is at the attorney for resolution); 2009 – four residents still haven't paid (one is in bankruptcy, two have liens on their property and one is at the attorney; 2010 – eight residents still haven't paid (two are in bankruptcy; four are in foreclosure, one is making payments and one has been turned over to the attorney)
- Phil indicated the attorney indicated he could send demand letters to the banks and/or residents regarding the foreclosed properties (dues and property maintenance), but the chances of getting the money back for the Association would be limited; the Board agreed not to pursue this avenue and condition to use the approach used to date (wait for properties to sell)
- The Board discussed keeping up the properties that are in foreclosure or bankruptcy. The Board agreed the properties should be maintained so they don't impact those in the neighborhood who might be selling their properties. The Board approved for Joe Cucchiella to have a local yard maintenance company keep the properties in good shape. Phil Babcock will provide the list of properties to Joe.
- The Board discussed the condition of 962 Kingfisher with furniture on the side of the residence and in the screened porch in the front of the house. It was decided a second letter needs to be sent to the homeowners.
- There was some discussion on the colors being approved for residences. Andy Hardy proposed the Association adopt an approach used by other Associations where a book of approved colors from Sherman Williams or another paint store be assembled and those would be the only colors that could be chosen by residents. Alan indicated he would discuss that approach with the ARC Committee.
- Joe Cucchiella indicated hurricane season is fast approaching and the overflow system in the Jacaranda pond needs to be inspected to ensure it is working properly. After some discussion, Joe indicated he would check it out and determine if the installation vendor needed to be contacted.
- Alan Kraft introduced a proposed change to the Association covenants to include PVC fencing as an alternative to the current wood and chain link fences. There was much discussion on this with thoughts for and against the change. In the end, it was decided to look at other neighborhoods with PVC fencing and determine the impact to the overall appeal of the properties. In addition, Alan will look at the City of Rockledge requirements for

fencing to determine any impact on the decision. Phil Babcock also recommended all changes that have been proposed in the past (e.g. commercial vehicles) be included in any covenants' changes.

- Next Board meeting is Thursday, August 19<sup>th</sup>.

5. The meeting was adjourned at 9:00 p.m.

Phil Babcock  
Treasurer (for the Secretary)