

**Sabal Grove Homeowners' Association**  
**Board of Directors (BOD) – Rockledge Fire Station, US1**  
**Minutes of Meeting**  
**Sept. 29, 2011 – 7:00 p.m.**

1. Attending:
  - Phil Babcock, Ron Walker, Joe Cucchiella, , Alan Kraft, Jerry Reed, Sandy Atchison, Dennis Reese, and Barbara Hardy (Events Committee).
2. Sandy called the meeting to order at 7:00 p.m.
3. Meeting minutes were read from June meeting. Phil made a motion to approve; Jerry seconded the motion; all approved.
4. Old Business:
  - Phil and Joe performed another walk-around to inspect yard conditions. 33 letters originally sent out – most issues were for yard conditions and some tree issues.
    - i. 9 of 33 responded to letters with a plan.
    - ii. 3 homes completed yard improvements
    - iii. 4 homes are in-process
    - iv. 5 homes will receive final notice letter based on lack of any work or improvements. Letter will be sent Oct 1, 2011. (2 of the 5 homes are for sale.)
    - v. Some homes did not submit improvement plans but have shown improvements. Conditions will be inspected again at the end of Dec 2011.
  - Joe reported that he had fixed the signs rather than hiring a repairman.
  - Electrical work on front entrance lights was also completed.
  - Covenant Changes:
    - i. Fence – Add Vinyl Type: Board agreed to include vertical “board on board” or “shadow-box” styles with a color of only white. No Horizontal fence patterns allowed.
    - ii. Board recommended looking at other potential changes such as Roofing materials, house “wheel color” options, commercial vehicles, and recreational vehicles.
  - Joe is looking at having all front lights controlled by sensors versus timers.
5. New Business:

- The hearse currently being parked at a home on Sabal Grove Drive has advertisements is considered a commercial vehicle. A letter will be sent to homeowner notifying them of the violation.
  - Neighbors around Sabal Grove Drive have complained about a vacant home's pool/patio area being used for parties. This is not a homeowners association issue and should be addressed through the Rockledge police department.
  - Considering a fall garage sale but not available weekend. Plan to have one in the Spring (April).
6. Treasurer Report
- 65% of budget has been spent.
  - No significant issues
  - Liens will be issues early October for those who haven't paid 2011 HOA Dues.
7. Annual Picnic
- The committee does have some volunteers
  - November 12<sup>th</sup>
  - Plan later start time – 3 PM to 5 PM
  - Location in the neighborhood needs to be decided.
  - Meats to be provided: Ribs, Hamburgers, Hot Dogs
  - Flyers will be distributed approximately two weeks prior
8. The meeting was adjourned at 8:47 p.m.

Dennis Reese  
Secretary