

**Sabal Grove Homeowners' Association
Board of Directors (BOD)
Minutes of Meeting
December 1, 2011 – 7:00 p.m.**

1. Attending:
 - Phil Babcock, Joe Cucchiella, Alan Kraft, Jerry Reed, Sandy Atchison, Andy Hardy
2. Sandy Atchison called the meeting to order at 7:10 p.m.
3. Old Business:
 - The minutes from the last meeting were read and approved by the board members.
 - Phil discussed the status of the letters to homeowners on property issues. He indicated at this point in the process only two properties were in bad enough shape to pass to the attorney. One of the properties had been deferred from the last board meeting due to the possibility of it selling in 30 days. Since that didn't happen, the board agreed to pass it along to the attorney. In addition, one homeowner is supposed to paint his home by the end of the year. Alan indicated the ARC Committee had approved the paint colors for the property.
 - Joe briefed the board on the clean-up of two vacant properties and the conservation area. He indicated a significant amount of debris and unnecessary vegetation was removed.
 - Due to the annual meeting related issues to be discussed, the changes proposed for the covenants/by-laws was deferred to the January meeting.
4. New Business:
 - Phil read the financial report for 2011. He indicated 81% of the budget had been spent to date.
 - The board used the 2011 budget to determine the proposed 2012 budget. The final budget was an increase of around \$4,000 from the 2011 budget due to two one-time costs for repairing the front entrance signs and the concrete drain on the Tamarind pond. The board also agreed to reduce the annual assessment for 2012 to \$125 in order to reduce the current reserve.
 - Joe will contact the Knights of Columbus hall and reserve it the 2nd or 3rd week of January. Once Joe reserves the hall, Phil will send out the agenda and the proposed 2012 budget before Christmas.

- Phil asked that board members try to find persons in the Association who would like to be on the 2012 ballot for election to the Board of Directors.
- The board approved \$75.00 for door prizes for the annual meeting. Phil will purchase the gift cards.
- Phil indicated he had sodas and snacks left over from the picnic for the annual meeting. Alan will purchase cookies to supplement what is already available.

5. The meeting was adjourned at 8:20 p.m.

Phil Babcock
Treasurer (for the Secretary)