

**Sabal Grove Homeowners' Association
Board of Directors (BOD)
Minutes of Meeting
December 20, 2012**

1. Attending:
 - Phil Babcock, Sandy Atchison, Andy Hardy, Barb Hardy, Jennifer L'Esperance
2. Sandy Atchison called the meeting to order at 7:12 p.m.
3. Sandy read the minutes from the last meeting and they were accepted as read.
4. Old Business:
 - Phil briefed the board (for Joe) on the clean-up of three vacant properties and the two conservation area. He indicated Joe had hired a contractor to make the three residences presentable, to remove the vegetation that was encroaching on the common area near 942 Tamarind Circle and cleaned the drains in the conservation area near the three-way stop.
 - Phil also indicated the commercial vehicle parked at 955 Sabal Grove Drive had been moved and was considered resolved.
 - The ARC spreadsheet that was proposed at the last meeting was not accomplished due to a medical issue with the ARC chairperson; Sandy indicated she would generate the spreadsheet.
5. New Business:
 - Phil presented a letter from the Association attorney that is a post-lien letter indicating the Association intends to foreclose on the liens for those residents who are overdue on their assessments. Phil indicated that: (1) the Association has not foreclosed on a lien to date and would probably not do so in the future, which makes what the letter indicates false and (2) it places an additional fee on the resident. The board agreed this letter should not be sent to residents. Phil will contact the attorney and inform him of the board's decision.
 - Phil read the financial report to date. He indicated 78% of the budget had been spent for 2012. The financial report was accepted as read.
 - Phil presented the proposed budget for 2013. Barb proposed the common area expenditures be merged into a single entry to make it more flexible and less work to track the costs against individual line

items. This proposal was accepted by the board. The final budget was an increase of around \$1,200 from the 2012 budget. The board also agreed to retain the annual assessment at \$125.

- Joe Cucchiella will contact the Knights of Columbus hall and reserve it the 2nd or 3rd week of January for the annual residents' meeting. Once Joe reserves the hall, Phil will send out the agenda and the proposed 2013 budget after Christmas.
- The board approved \$75.00 for door prizes and \$75.00 for refreshments for the annual meeting. Phil will purchase the gift cards and refreshments.

6. The meeting was adjourned at 8:30 p.m.

Phil Babcock
Treasurer (for the Secretary)