

**Sabal Grove Homeowners' Association
Board of Directors (BOD)
Minutes of Meeting
June 30, 2011 – 7:00 p.m.**

1. Attending:
 - Phil Babcock, Ron Walker, Joe Cucchiella, Alan Kraft, Jerry Reed, Sandy Atchison, John Bracken
2. Sandy Atchison called the meeting to order at 7:05 p.m.
3. Old Business:
 - Enforcement: Phil indicated he and Joe had walked through the neighborhood and looked at the properties and had made a list of those properties that needed work. Joe proposed the inspection of properties be accomplished again since there had been a good deal of rain since the original inspection. Phil and Joe will re-evaluate the properties that needed work before the letters go out to the homeowners. Phil provided a draft letter for review by the Board. The letter was discussed and several changes were made. Phil will send the final draft to Board members before the letters are sent to homeowners.
4. New Business:
 - Phil provided the Treasurer's report. He indicated \$10,130.63 of the \$25,945.00 that was budgeted for 2011 had been spent (39%). He indicated there is a current balance of \$58,453.48. He also indicated he had turned over a list of 13 residences to the Association attorney to:
 - ✓ Send letters of collection for 2011 dues
 - ✓ Verify liens are in place for dues prior to 2011
 - ✓ Verify the status of vacant properties
 - The Board discussed formally the issue of the repair of the inlet pipe on the Tamarand pond that had been informally discussed via email. Since this \$4,400 was not budgeted for 2011, the Board discussed options, including deferring the electrical extension to the next two islands at the front entrance. After some discussion, it was decided to remain with the budgeted item for the electrical extension and defer the inlet pipe discussion to the 2010 budget.

- Joe indicated he had not yet found anyone interested in repairing the front entrance signs, but would continue to look for someone to accomplish the repairs.
- Jerry indicated he would like to add the discussion of adding vinyl fences to the covenants at the next Board meeting. Alan indicated he would try to get some samples of these type fences for the meeting. This would be a preliminary discussion that would need the scheduling of a formal meeting with the homeowners if the plan to go forward with the changes is made.
- At the September board meeting, the planning for the annual picnic will need to be discussed if we are going forward with one this year.

5. The meeting was adjourned at 9:20 p.m.

Phil Babcock
Treasurer (for the Secretary)