

Sabal Grove Homeowners Association 2011 Annual Meeting Minutes

Date: 20 January 2011
Location: Knights of Columbus Hall, Rockledge, FL
BOD Attendees:

Sandy Atchison – President
Dennis Reese - Secretary
Joe Cucciella
Phil Babcock - Treasurer
Andy Hardy
Ron Walker
Jerry Reed – Vice President

The 2011 Annual SGHA Meeting was called to order at 7:02 PM. A quorum was established with 19 members present plus a proxy from one homeowner. Sandy was introduced as the current president and the other BOD and committee members were introduced as well.

A summary of the 2010 Annual Meeting Minutes was read. Jerry Reed made a motion to approve, Phil Babcock seconded the motion, and approved by all.

Architectural Review Committee - The ARC (Architectural Review Committee – Alan, Russ, Sandy, and Frank) was introduced by Sandy in the absence of Alan. An overview was given indicating the committee had good progress throughout the year. Most applications were approved with only minor issues that were discussed, reviewed, and resolved. The ARC meets on the 1st Monday of the month, forms can be obtained from the official website (www.sabalgrove.org). The can be dropped off to committee members or mailed to the Homeowners Associations PO Box. The committee will typically not meet if there are no submittals 5 days prior to the meeting. For Paint colors, the committee requests the homeowner bring a large sample for review.

Events Committee – status:

- The association had a successful Easter Egg Hunt.
- Due to cost only one Garage Sale is planned for the year – sometime in the spring (April)
- Due to many conflict this past year the Annual Picnic was not held.
- Drawing for the door prizes - one Publix gift card, two Lowes gift cards

Old Business

- Abandoned Lots – HOA plans to hire lawn maintenance company to cut grass.
- SGHA Web Site – the new official SGHA web site is back up and running; www.sabalgrove.org following a redesign. Please note – www.sabalgrove.com is not the official web site of the Homeowners Association.
- Newsletters – None at this time. This is being considered as needed. Phil offered to generate one following the Annual Meeting.
- The BOD has decided at this time to forego the use of a Management Company.

2010 Financial Report – Phil Babcock

Phil presented the budget report for 2010. See Attached Budget report.
85% of the budget was used (\$18,554.66)
YTD Balance is \$46,224.15

Budgeted areas not used significantly were:

- Contingency Fund – 8% used
- Picnic – 0% used
- Garage Sale – 0% used (receipts not received for reimbursement)
- Management Company – 0% used

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There were follow-on discussions regarding the amount of reserved required/needed and the use of the reserved when necessary. By law the homeowners association is required to maintain a "reasonable" reserve but no dollar amount is specified.

Annual Dues Report (There are 155 homes in the association.)

- 2007 - 1 Homeowner Dues Not Paid – Lien placed on property
- 2008 - 1 Homeowner Dues Not Paid – Lien placed on property.
1 Home in bankruptcy – dues written off, not financially reasonable to pursue.
- 2009 - 1 Homeowner Dues Not Paid – Lien placed on property.
1 Home in foreclosure – waiting on bank.
- 2010 - 4 Home in foreclosure – waiting on bank.
1 Homeowner Dues Not Paid and house is being rented.
1 Homeowner Dues Not Paid – Lien placed on property (previous lien extended)
1 Homeowner partially payment (\$50) – Lien placed on property
1 Home in bankruptcy – probably a write-off.

There was a follow-on discussion held regarding requirements for placing a lien on the property. Joe C. motion was made to approve the 2010 budget report, Frank motioned to second, and approved by all.

2011 Proposed Budget

- 2011 Starting Balance: \$46,211.15
- Annual Homeowner Dues are proposed at \$150 per lot, estimated \$23,250 income from annual dues.
- Proposed expenses \$25,945
- See attached 2010 Budget
- HO recommended adding funds for safety bars on pond drains before an accident occurs – this will be addressed with contingency funds in budget
- Discussion held regarding front lighting extension and if the HOA will lose this and money spent when senior center is build. No action resulted from discussion.
- Added \$300 for maintenance of foreclosed/abandoned homes.

A ballot was issued for 2011 Budget Approval: 20 For / 0 Against
2011 Sabal Grove HOA Budget was approved.

New Business – Discussions

- New Homeowners in attendance were introduced.
- Consider distribution of non-official SGHA information via email and website
- Consider Homeowner Association Facebook page

Issues/Concerns

- Pet waste in yard – complaint can be reported to city of Rockledge.

Dues can be paid after meeting. A letter indicated Annual Due are due will be mailed out approximately seven (7) day after Annual Meeting.

A motion to adjourn the meeting was made at by Dennis Reese, seconded by Phil Babcock, and approved by all.