

2015 Annual Meeting for the Residences at Sabal Point
December 8th, 2015

Minutes from Meeting – Taken by Michele Keeler, Secretary

Patricia Proechel opened the meeting and welcomed all the attendees. Patty then presented the affidavit for the notice of meeting. Patty also then presented the minutes from the 2014 Annual Meeting. She then introduced Dan Snyder, Property Manager.

Dan reviewed RASP Unit Owners Responsibilities vs. Association's Responsibilities regarding repairs and replacement. We have copies of these items which we've included in this letter.

He noted that the COA fees will remain the same for next year 2016. (A round of applause)

Dan also thanked Mr. Patrick for his hard work and dedication as Treasurer.

Last year the Association had \$286,000.00 in delinquencies. Thanks to Olga this year our past due amount is \$97,000.00 with no late fees this month. Dan introduced Igor, our new maintenance tech that has started as a part time employee, and is now going to full-time. He also thanked Miguel for all he does for our community.

He then discussed Phase I of the parking project for the trees that have been removed, due to uprooting our driveways and sidewalks...We still have the final removal of a few trees behind Bldg. 425. Then we will begin adding trees with a more accommodating root system that will not damage the property in any way.

Dan then introduced Mr. Patrick to review the budget and further expenses for the coming months and year.

Mr. Patrick stated the trees will be replaced one for one, however maybe not in the same location.

He mentioned that we payed \$20,000.00 to re-do the sidewalks in the community.

He also noted the COA will remain the same next year which is a huge feat.

Mr. Patrick said we have \$85,000.00 in regular reserves NOT emergency reserves.

Dan reviewed HIG our insurance carrier.
Noted replacing lights for LED lighting for Garages and Balconies.
Operating expenses for replacement.

Background checks for Renter was mentioned as well as required documentation for approval.
Nanette Groomes said there are 1 1/2 parking spaces per unit and everyone has 2 vehicles.
The Budget was approved by all and the meeting was adjourned.

Dan tallied the votes for the new board members.

Patricia Proechel will be the New President.
Susan Geernberg, Vice President
Michele Keeler, Secretary
Mr. Patrick, Treasurer