

Residences at Sabal Point Condominium Association, Inc.

3rd Quarterly Board of Directors Meeting

Date: September 24th 2026

Time: 10:00AM

Where: Clubhouse & ZOOM

Agenda:

- 1. Call to Order by President**
- 2. Approval of last meeting's minutes**
- 3. UPDATES:**

- Tree trimming to clear branches and debris from buildings and roofs has been completed.
- Gutters are currently being re-aligned and cleared.
- Bat Remediation was expanded to include Building 421, which has now been completed.
- O&A has removed the remaining foliage that died during the freezes earlier this year. Given that winter is once again approaching, replacement foliage will be planned during Spring 2027, to include a complete re-mulch of the property. Budget permitting, it is hoped that a light coat of mulch can be applied in the areas recently cleared by O&A this year.
- Estimates have been obtained for pool resurfacing. The Board is currently working to include this project in the 2027 budget with the hopes this will be completed during the colder months to limit inconvenience to residents.

- Fire Inspections:

Due to age, combined with normal wear and tear, the fire suppression systems in Buildings 408, 417 and 421 failed to pass the recent inspection, along with one main fire alarm panel. Repairs are costly, and not optional as the property faced daily fines imposed by the Seminole County Fire Marshall absent the appropriate replacements.

In order to timely complete this, and to avoid having to levy a special assessment onto owners, these expenses were paid for with funds from our General Reserve Account. This account is separate from mandatory accounts for roofs/painting/paving and will have no effect on our mandatory reserves.

- 4. Open floor for Owner Q&A**
- 5. Adjournment**