

Subject: SPCSA 4th Quarter 2023 Email Blast

The SPCSA Annual Meeting & Election will be held at 7:00pm on Wed, Nov 15, 2023, at our maintenance building, 397 Sabal Palm Dr. Please plan to attend & if you cannot be there, please make sure you complete & mail in your proxy so that your vote counts.

Your HOA Board of Directors has been quite busy creating a balanced 2024 budget. This was not easy because an increase in dues of 3.7% (based on CPI index) does not cover many of the expenses which are increasing by 8 to 10%. Our insurance has almost doubled making it now one of our larger expense items.

The single family home annual dues will increase to \$716 for the year for the 1 payment plan which must be received by 12/31/23. The quarterly dues will be \$196.50 and must be received before the beginning of each quarter [before 12/31, 3/30, 6/30 & 9/30]. This new amount is still well below the average of similar, nearby HOAs.

Also, we are preparing for the election of 3 Board members, at least one of which will be a totally new member based on the resignation of Paul Bruno from the Board. But the good news is that Paul has volunteered to continue working on 2 committees of the HOA, as one does not have to be a Board Member to volunteer to be on a committee.

As we have mentioned before, we continue to need more volunteers to help in various ways on HOA tasks. We have had some success, but we still need more volunteers. If we want our Sabal Point to remain as one of the best-looking communities in Seminole County, then we MUST have owner volunteers. Please consider talking with any Board Member to match your interest.

Other Key Events happening in the SPCSA HOA

Owner Communications: Several new items have been accomplished in this area including the development of the email Blast which we plan to send on a quarterly basis.

The SPCSA website, sabalpoint.org, has been under review to restructure and update information. The website also contains all of the Sabal Point rules & forms under the 'Document' tab.

Another initiative to improve homeowner communications is focused on welcoming our new homeowners, except for new owners who have a local condo/associations group. An SPCSA informational 'Welcome Packet' has been created and will be hand delivered & discussed with new owners. For now, it will be delivered by a Board Member, but in the near future we would like to turn this responsibility over to a 'Village Captain' for each village. If you would be interested in becoming a Village Captain, please contact any Board member or send an email to one the addresses at the bottom of this email.

Internet suppliers of fiber optic services working in Sabal Point: As we have discussed before, WOW! & their several installation contractors have been working in SP for about 6 months causing considerable damage to both our & owners' sprinkler systems & lawns. Now, as of about mid-September, we have a 2nd Internet fiber optic supplier, Metronet, installing their own tubing & fiber-optic cabling in many areas of SP. Both will be offering their fiber-optic cable services (which will also supply high speed internet, phone & TV) in competition with Spectrum's

older technology system. Please remember that as a part of their permit obligations from Seminole County, they both have taken on the obligation to fix at their cost, anything that they damage.

ARC Committee: We are still seeing quite a few ARCs for re-roofing in our HOA, many based on the hail storm we had last year. Most of these are coming in with very complete info & thus are being approved in less than a week.

We have also seen a number of situations where owners are removing trees prior to submitting an ARC. Tree removal should not be done without an approved ARC & to help clarify the tree removal process, Joel Fairbanks, our ARC Chair, has written the attached Tree Removal Process summary.

Grounds/ Landscaping: Dan Dunn, our new Grounds Chair, is keeping very busy & has several major projects in the works. We have placed a contract for the repair of some of the sidewalks owned by the HOA (most sidewalks are owned by the County). The two with top priority are the one entering Sabal Trail (near our 397 building) & the one in our playground area (near Sabal Glen entrance).

We also will be removing some large trees along Sabal Palm Dr as they are dying. The County will be doing 6 trees, including the one that split & fell into the street at the south entrance in September. The HOA will be removing 2 additional large trees that are dying that are located on our property. The County policy allows them to remove dying trees on their right of way property, but does not allow them to supply or pay for the replanting of replacement trees. However, thanks to Bob Bruno & his wife, we have received a dozen free Live Oaks from Sunshine Water. Bob & Jeff Shepherd have now planted them and we are happy to report that in the last 12 months we have planted more new trees than we have had to remove.

We fully understand that for most owners, the trees along Sabal Palm Dr. are one of the key features that makes Sabal Point one of the more attractive areas in the County.

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