

SABAL PINE CONDOMINIUM INC
C/O FLORIDA ONE
Property Management
The 1 to call for Community Association Management

January 2023

Dear Unit Owner(s):

This mailing contains The First Notice of the Annual Meeting and Election. A Special Assessment Notice and information on the budget and coupons.

On Monday December 19, 2022 the members passed a vote to waive the funding of statutory reserves for the fiscal year Jan-Dec 2023. As result the Board then approved the budget with partial funding of reserves. A copy of the approved budget with partial funding for the fiscal year January-December 2023 is enclosed with this letter.

The monthly maintenance payment for the 1 Bedroom unit is \$379.00 and the 2 Bedroom unit \$430.00. If you use coupons to pay your monthly maintenance payment, we want you to know that Florida One could not initiate the coupon order until the budget was approved. Therefore, you can expect to receive coupons by mid-January 2023 and the coupon books will be sent directly from the bank to owner(s) that requested coupons in the past.

We also want you to know that you can make a payment electronically by going to Sabalpine.com and at the top of the homepage on the menu bar select **MAKE A PAYMENT** and follow the directions to set up your account to initiate a 1-time payment or schedule future recurring payments. You will also have an option to pay by credit card, debit card and by using your bank account.

Sincerely,

Resident Services
Florida One Property Management

PO Box 880269, Boca Raton, FL 33488, Tel: 561-488-4802 Fax: 561-488-4420

FLORIDA ONE

Property Management

The 1 to call for Community Association Management

SABAL PINE CONDOMINIUMS INC

NOTICE OF PROPOSED SPECIAL ASSESSMENT

TO ALL MEMBERS:

On Wednesday, January 18, 2023, at 7:00 P.M. in the Sabal Pine Condominiums Clubhouse located at 2500 S.W. 22nd Ave Delray Beach, FL 33445 the Board of Directors will meet at a Board of Directors Meeting to consider a Special Assessment in the amount of **\$ 66,000.00**. The purpose of this Special Assessment is to pay for the labor and material to install 15 Backflow devices. The installation of the backflow devices has is a required by the City of Delray Beach. The full Agenda will be posted on or before Friday January 13, 2023

DATED: January 3, 2023

Posted and mailed to all owners on or before the date set forth above.

BY ORDER OF THE BOARD OF DIRECTORS



William Russo,
Manager

**FIRST NOTICE OF DATE OF ANNUAL MEETING
AND BOARD ELECTION OF
SABAL/PINE CONDOMINIUMS, INC.
AND PROCEDURE FOR QUALIFYING FOR BOARD**

TO ALL MEMBERS:

On **Wednesday, March 15, 2023, at 7:00 p.m., in the Clubhouse at 2500 S.W. 22nd Avenue, Delray Beach, Florida**, the Annual Meeting of the Association will be held for the purpose of electing directors and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" that will specify the agenda and advise of other important information concerning the Annual Meeting.

The purpose of this Notice is to advise you of the date, time and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board.

QUALIFYING FOR THE BOARD

On or before Friday, **February 3, 2023**, you must give written notice, either by mail or in person, to the Association of your intent to run for the Board, addressed to the Association's mailing address: **Sabal /Pine Condominiums, Inc., c/o Florida One Property Management, P.O. Box 880269, Boca Raton, Florida 33488**. If in person please hand deliver your notice to 9825 Marina Blvd, Ste 100, Boca Raton FL 33428 The enclosed "Notice of Intent to be a Candidate for the Board" may be used for that purpose. **Please note that only the following Buildings have a total of 4 seats up for election on the Board this year and 1 seat for the DAL: Buildings 1 and 3; 5 and 7; 9 and 11; 15 and 17. There will also be an election for a Director-At-Large, if needed.**

You may submit an Information Sheet, on only 1 side of a page no larger than 8 1/2 inches by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association at least thirty-five (35) days prior to the date of the election (on or before Wednesday, **February 8, 2023**).

The Information Sheet and ballots will be mailed to voting members with the Second Notice of the Annual Meeting, not less than **fourteen (14)** days prior to the date of the Annual Meeting.

Dated: January 3, 2023.

BY ORDER OF THE BOARD OF DIRECTORS



William Russo / LCAM

**NOTICE OF INTENT TO BE
A CANDIDATE FOR THE BOARD OF DIRECTORS
OF SABAL/PINE CONDOMINIUMS, INC.**

I, (print name) _____, hereby place my
name in nomination as a candidate for the Board of Directors for:

Buildings _____ (please include building numbers)

or

Director at Large _____

I (circle one) am/am not enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet.

Date: _____, 2023.

Unit # _____ SIGNATURE: _____

PLEASE NOTE: UNDER THE AMENDED PROVISIONS OF THE CONDOMINIUM ACT, YOU WILL NOT BE ELIGIBLE FOR BOARD MEMBERSHIP IF ANY OF THE FOLLOWING APPLY:

- I. IN A CONDOMINIUM WITH MORE THAN 10 UNITS, IF YOU AND A CO-OWNER OF YOUR UNIT WOULD SERVE ON THE BOARD AT THE SAME TIME, UNLESS YOU OWN MORE THAN ONE UNIT OR UNLESS THERE ARE NOT ENOUGH ELIGIBLE CANDIDATES TO FILL THE VACANCIES ON THE BOARD AT THE TIME OF THE VACANCY;**
- II. YOU WERE A DIRECTOR WHO WAS SUSPENDED OR REMOVED BY THE DIVISION AND SUCH SUSPENSION OR REMOVAL TIME PERIOD IS STILL IN EFFECT ON FRIDAY FEBRUARY 3, 2023;**
- III. ON FRIDAY FEBRUARY 3, 2023 YOU ARE MORE THAN 90 DAYS DELINQUENT IN THE PAYMENT OF ANY MONETARY OBLIGATION OWED THE ASSOCIATION;**
- IV. YOU WERE CONVICTED OF A FELONY IN FLORIDA OR CONVICTED OF AN OFFENSE IN ANOTHER JURISDICTION THAT WOULD BE CONSIDERED A FELONY IN FLORIDA (UNLESS YOUR CIVIL RIGHTS HAVE BEEN RESTORED FOR AT LEAST FIVE YEARS AS OF FRIDAY FEBRUARY 3, 2023; AND/OR**
- V. YOU ARE A DIRECTOR CHARGED WITH A FELONY THEFT OR EMBEZZLEMENT OFFENSE INVOLVING THE ASSOCIATION'S FUNDS OR PROPERTY AND SUCH CRIMINAL CHARGE IS PENDING AS OF FRIDAY FEBRUARY 3, 2023.**

Sabal Pine Budget
January - December 2023

Partial Funding	APPROVED BUDGET				APPROVED BUDGET		
	2023	2022	2021		2023	2022	2021
	Budget	Budget	Actual		Budget	Budget	Actual
Income				Maintenance Contracted			
Maintenance Income	1301376	1195776	1150080	Pool-Contracted	8340	7200	7200
Owner Legal Fees/Costs				Pest/Grounds-Contracted	17294	17800	14561
Screening Fees	3000	3000	3800	Pest Building-Termite Ins	3500	3500	3212
Late Fee Income	2000	2000	2500	Landscape-Contracted	65564	65564	64478
Other Income/Reserve Income			54045	Total Maintenance Contracted	94698	94064	89451
Special Assessment Income				Utilities			
Total Income	1306376	1200776	1210425	Sewer & Water	145000	144000	140237
Administrative Expenses				Electric	68830	57500	56060
Land Lease	79872	79872	79872	Telephone	7200	4850	4764
Laundry Expense	7000	6000	4753	Cable TV	142614	137141	131853
Screening Expenses	3500	3500	3589	Unit Electric	500		161
Ins Fin Charges and Fees	7000	3500	3635	Sanitation	210	200	202
Postage & Distribution	1050	2000	1034	Total Utilities	364354	343691	333277
Office and Supplies	7000	10800	5940	Contingency Expenses			
Legal Fees	12000	12000	20709	Contingency	12570	6810	7968
Bookkeeping/Auditing	6500	6500	6426	Total Contingency Expenses	12570	6810	7968
Auto Reimbursement	3000	2250	2430	Restricted Fund Transfers			
Insurance	299760	244000	221813	Reserve Transfer	100000	94000	100000
Dues & Bank Fees	1890	1500	1116	Reserve Maint Expense			44795
Management Fee	50174	48974	48574	Special Assessment Expenses			
Total Administrative Expenses	478746	420896	399891	Total Restricted Fund Transfers	100000	94000	144795
Personnel Expenses				Other			
Personnel Expenses				Bad Debt Expense	5000	8360	1.28
Salaries & Wages	134460	132100	129685	Total Other	5000	8360	1.28
Payroll Taxes and Benefits	10548	10105	10082	Total Expenses	1306376	1200776	1177328
Total Personnel Expenses	145008	142205	139767				
Maintenance R&M							
Pool R&M	7500	6000	2997				
Grounds R&M	17000	16000	11420				
Building R&M	35000	27000	22632				
Tools and Supply	6000	6000	3554				
Janitorial Supply	3000	4500	3487				
Security/Fire System R&M	9000	5000	8336				
Tree & Shrub Trimming	28500	26250	9752				
Total Maintenance R&M	106000	90750	62178				

One Bedroom	379
Two Bedroom	430

Budget Committee

- Bill Brown
- Bob McCoy
- Kathy Perry
- Lucille Reid
- Tom Williams