

SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
October 27, 2020 at 7:30 pm

PRESENT: Lora Hutt, Vincent Wagner, Lisa Marie Gonzalez, Tammy Latif, Ed Latif and Monica D'Ambrosio. Quorum was established at 7:31 PM.

MEETING MINUTES – September 2020

MOTION: Lora Hutt made a motion to accept the meeting minutes from September 2020. Ed Latif, seconded the motion. Motion passed 5-0.

DISCUSSION ON COMPLIANCE: Monica D'Ambrosio stated she had completed the bi-monthly inspection prior to the meeting. Residents had made a lot of progress.

There are two homes with older violation letters. Management is to look into the violation and confirm if approval was given at an early date.

COMMUNITY FINING COMMITTEE: Of the original thirty-nine (homes) that received hearing letters for October 27th meeting only five homes were required to attend.

The Board reviewed the fining committee minutes and approved the recommendations to fine.

Next hearing date will be November 24th at 7PM prior to the monthly board meeting.

ARCHITECTURAL DESIGN STANDARDS: The Board requested to table the conversation until next month to allow additional time to go through both the design standards and the declaration to ensure there are no conflicts.

Vincent Wagner made a motion to table; Lisa Marie Gonzalez seconded the motion. Motion passed 5/0.

UPDATED ATTORNEY'S REPORT: The board reviewed the report. Monica D'Ambrosio provided updates.

PRIOR ATTORNEY OUTSTANDING INVOICES: There has been no further update at this time. Mankin Law Group will reach out to follow up. Prior attorney has seven files that remained outstanding at the time the Association switched attorney. Prior attorney is requesting \$32K in payment. Mankin Law Group, attorney for the Association, is negotiating to reduce the amount. Mankin suggested the Association counter with \$650 per invoice (\$4,550) with Lora Hutt's approval. The Association received a counter of \$2,900 per invoice (\$20.3K) and with Lora Hutt's approval the Association has counter with \$1K per invoice (\$7K). The attorney is waiting on a response.

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NEW AND UNFINISHED BUSINESS:

Budget: Monica D'Ambrosio asked the Board to review the draft budget for 2021 and if approved to sign the resolution to allow accounting to enter budget in the system and get coupon books out to the members before the end of the year. Budget resolution will be affirmed at the November 24th meeting.

Resident Account Issue: 2753 Heathgate Way. Resident had a balance on account comprising of two compliance fines from 2017 and 2018. Resident stated one had been resolved and fine was to be removed. The second fine should not have been booked. Board reviewed documents provided by the resident and agreed to remove both fines from the residents' account.

Vincent Wagner made a motion to remove fines from resident's account. Lora Hutt seconded the motion. Motion passed 5/0.

Next Board meeting is scheduled for Tuesday, November 24, 2020 at 7:30PM.

MOTION: Lora Hutt made a motion to adjourn. Vincent Wagner seconded the motion. Motion passed 5-0. Meeting adjourned at 8:45PM.