

**SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**February 23, 2020 at 7:30 pm**

**PRESENT:** Lora Hutt, Ed Latif, Tammy Latif, Lisa Marie Gonzales and Monica D'Ambrosio

**Absent:** Vincent Wagner

Quorum was established at 7:34 PM.

Proof of Notice was provided by Lora Hutt. Notice of board meeting was posted at the community entrances.

**MEETING MINUTES – January 2021**

**MOTION:** Lora Hutt made a motion to accept the meeting minutes. Ed Latif, seconded the motion. Motion passed 4-0.

**COMMUNITY FINING COMMITTEE:** Fining meeting was cancelled due to no homeowners needing to be scheduled.

Monica D'Ambrosio presented a request from 17039 Ongar Court to waive the violation fees of \$100. Residents' states letters were never received and the post office has delivered their mail to the wrong address before and stated their family had been affected by COVID. Violations have been cured. Monica D'Ambrosio suggested the Board split the fee with the resident.

Lora Hutt motioned to split the fee with the resident. Tammy Latif seconded the motion. Motioned passed 4-0

Next hearing date will be March 23<sup>rd</sup> at 7PM prior to the monthly board meeting.

**DISCUSSION ON COMPLIANCE:** Monica D'Ambrosio stated she had completed the bi-monthly inspection prior to the meeting. Residents continue to make progress and the community is looking good.

Board reviewed compliance report with Ms. D'Ambrosio.

**Monthly Financial Report:** Board had no comments regarding the monthly financial report.

**DESIGN STANDARD UPDATES:** Discussion to be tabled until next meeting.

**COMMUNITY EVENTS:** Lisa Marie Gonzales reached out to several food truck vendors and shared with the Board their menus and schedules. The Board agreed to the following food trucks and dates (first Friday of every month):

04.02.2021	Got Lobstah?	5pm-8pm
04.17.2021	The Bean Bar	7am-12pm (community yard sale)
05.07.2021	Charm City Eats	5pm-8pm
06.04.2021	TBD	5pm-8pm

The Board agreed the location would be the cul-de-sa on Ongar Court. Lisa Marie Gonzales would have the food truck vendors provide their insurance information. The Board agreed to send out postcards with the event information to the community and will work with Management to get them created and distributed.

#### **Comments from Members in Attendance:**

Three members in attendance.

Member asked if the color for the new orange home was approved. The Board stated that it had not. The individual had been to the fining committee in November and was given until the end of January to have his home painted. He had submitted an application but had not waited for approval. The Board is still in the review process with the application and the resident needs to provide additional information.

Member stated the house color did not fit in the community as the majority of the homes are muted colors. Monica D'Ambrosio stated she had driven the community prior to the meeting and there were several homes with darker or brighter shades of color.

It was stated the community documents required the exterior colors to be of "earth tones". It was suggested the Board define the term and set reasonable expectations for exterior colors.

Next Board meeting is scheduled for Tuesday, March 23, 2021 at 7:30PM.

**MOTION:** Lora Hutt made a motion to adjourn. Ed Latif seconded the motion. Motion passed 5-0. Meeting adjourned at 8:26PM.