

SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 23, 2020 at 7:30 pm

PRESENT: Lora Hutt, Ed Latif, Tammy Latif, Lisa Marie Gonzalez, Vincent Wagner and Monica D'Ambrosio

Quorum was established at 7:37 PM.

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

MEETING MINUTES – February 2021

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

COMMUNITY FINING COMMITTEE: Fining meeting was conducted. Board reviewed fining scheduled and approved the Fining Committees proposed fines.

Lisa Marie Gonzalez motioned accept proposed fines. Lora Hutt seconded the motion. Motioned passed 5-0

Next hearing date will be April 27th at 7PM prior to the monthly board meeting.

DISCUSSION ON COMPLIANCE: Board reviewed compliance report with Monica D'Ambrosio. Lisa Marie Gonzalez stated there were three (3) duplicate violations that needed to be correct. In addition, one violation that was to have been closed out the prior month. Monica D'Ambrosio to correct.

MONTHLY FINANCIAL REPORT: Board had no comments regarding the monthly financial report. Monica D'Ambrosio provided the rates for Candence Bank for money market and CD accounts. Board would like to close out the Bank of Ozark account and combine with one of the reserve accounts and put funds into a short-term CD. Monica D'Ambrosio to confirm an account set up for reserves can be set up in a CD.

LEGAL REVIEW: Board had no comment on the updated report provided by the Association's attorney. In addition, Monica D'Ambrosio stated that she had not heard back from the attorney on the seven (7) invoices due to the prior attorney.

DESIGN STANDARD UPDATES: Vincent Wagner provided copies of the updated design standards for the community. The update was to ensure the requirements are in line with the governing documents. Board is to review and vote at the April meeting.

COMMUNITY EVENTS: Lisa Marie Gonzalez stated she had food trucks booked through August and she was working on booking through the end of the year. Post card listing the first three (3) events has been mailed and another post is scheduled to be mailed in June with event information for the second half of the year. Yard signs have been ordered and will be posted at the entrances. If events go well, Board may consider a second location. Scheduled event time is the same, 5pm to 8pm. Lisa Marie Gonzalez, Lora Hutt and Tammy Latif will be onsite to help residents, pick up trash if necessary and ensuring the event goes smoothly.

Letters were sent to the residents on Ongar Court letting them know in advance of the event location. Management has not received any response back from the letters.

ARCHITECTURAL DESIGN REVIEW: Board to discuss 2920 Mingo Drive. Homeowner did not wait for ARC approval before beginning and completing the painting of the exterior of the home. In addition, the application was missing the trim color information. Lisa Marie Gonzalez reminded the Board was to discuss and define the term earth tones. Both Lora Hutt and Vincent Wager agreed that the term is open to interpretation but did not want to limit the homeowners because color trends change. The question to the Board was, if all the information was provided with the application, would the application (color) be approved? The Board agreed to leave the standard as is and each member will go in and vote on the application.

It was mentioned, notification should be mailed to the homeowners, reminding homeowners must submit an application for HOA approval prior to any exterior modification/installation being done. The Board asked if there was any way to ensure/motivate homeowners to comply. Monica D'Ambrosio mentioned other communities will require an application fee for those homeowners that submit an application after the modification/installation. The Board was in favor of the idea.

Lora Hutt stated management should be checking to see if the homeowner submitting the application is not in arrears. If homeowner is in arrears the application should be mailed back to them with a note stating they are in arrears and the application will not be reviewed until their account is made current.

COMMENTS FROM MEMBERS IN ATTENDANCE:

Four members in attendance.

Member questioned if string lights wrapped around trees, are landscaping lighting. The Board discussed and agreed, string lighting is not landscape lighting. Design standards will be updated to include.

Member asked if the draft design standards would be made available prior to the Board voting to accept them. Monica D'Ambrosio, stated the document would be posted on the website and post cards of the change and location of the document would be sent.

Next Board meeting is scheduled for April 27, 2021 at 7:30PM.

MOTION: Lora Hutt made a motion to adjourn. Ed Latif seconded the motion. Motion passed 5-0. Meeting adjourned at 8:50PM.