

SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.
BOAD OF DIRECTORS MEETING
April 27, 2021 at 7:30 pm

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

Quorum was established at 7:31 PM.

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

MEETING MINUTES – March 2021

Correction to minutes – correct spelling of Ms. Gonzalez name.

MOTION: Lisa Marie Gonzalez made a motion to accept the meeting minutes with corrections. Ed Latif, seconded the motion. Motion passed 3-0.

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

Lora Hutt motioned accept proposed fines. Ed Latif seconded the motion. Motioned passed 3-0

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.

MONTHLY FINANCIAL REPORT: Board asked for additional detail for a March expense of \$60.31 for Yellowstone Landscape. Monica D'Ambrosio to research and get back to the Board.

Bank Transfers

Lora Hutt reported that she had closed out the money market account at the Bank of Ozark and had deposited the funds into the operating account at Cadence Bank. Board discussed maintaining FDIC eligibility and agreed to move a portion of the operating cash at Cadence Bank into a CD at Central Bank.

Lora Hutt motioned to transfer \$160,573.05 into a twelve (12) month CD at Central Bank and leave \$245,000 in the operating account at Cadence Bank. Ed Latif seconded the motion. Motion passed 3-0.

Lora Hutt stated the signatories for the HOA accounts needed to be updated. To do that the meeting minutes need to show (reaffirm) the current board members and then state who on the Board and management will be signatories.

The Board reaffirmed the current board members as the following:

Lora Hutt, President
Vincent Wagner, Vice President
Lisa Marie Gonzalez, Treasurer
Ed Latif, Secretary
Tammy Latif, Director

Ed Latif made a motion to remove all signatories from the HOA bank accounts and add Lora Hutt, HOA President and Brian Lamb, CEO of Meritus Associations. Lisa Marie Gonzalez seconded the motion. Motion passed 3-0.

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 at last meeting for the Board to review.

Lora Hutt made a motion to approve the updated Design Standards for Suncoast Pointe. Lisa Marie Gonzalez seconded the motion. Motion passed 3-0.

Board would like to send notification of the update to the homeowners via postcards. The updated design standards will be uploaded to the website.

Board discussed the possibility of providing trash can screens to the homeowners due to the requirement that the Design Standards had to meet the requirements as stated in the Declaration. If provided by the Board they would want to have a universal standard for the community. The HOA would provide the trash can screen and the homeowners would be responsible for maintaining it. Lora Hutt has reached out to a contractor and is waiting on the second sample to present to the Board.

The Board also discussed what would be required on the homeowners in the event the Board decided not to go with the trash can screens. The Board agrees the homeowners must show a good effort to comply with the Declaration and have agreed if the trash cans are placed on the side of the home behind the meters, the homeowner would be in compliance. The Board is to continue the discussion at the next board meeting.

Next Board meeting is scheduled for May 25, 2021 at 7:30PM.

MOTION: Lora Hutt made a motion to adjourn. Ed Latif seconded the motion. Motion passed 3-0. Meeting adjourned at 8:38PM.