

SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.
BOAD OF DIRECTORS MEETING
May 25, 2021 at 7:30 pm

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

Quorum was established at 7:33 PM.

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

MEETING MINUTES – April 2021

Board had no comments

MOTION: Ms. Hutt made a motion to accept the meeting minutes. Ms. Gonzalez, seconded the motion. Motion passed 4-0.

COMMUNITY FINING COMMITTEE: Fining meeting was not held. There were no homes scheduled for this month.

Ms. D'Ambrosio notified the Board that she will no longer be doing the monthly inspections. Andrea Cedres, Compliance Manager, will do both monthly inspections going forward.

Next hearing date will be June 22nd at 7PM prior to the monthly board meeting.

DISCUSSION ON COMPLIANCE: Board reviewed compliance report with Monica D'Ambrosio.

Ms. D'Ambrosio advised the Board that she and Ms. Hutt had reviewed the compliance report prior to the meeting and changes had been made. After review it was determined five (5) violations were to be closed out and the homeowners notified to disregard the violation letter sent.

Ms. Gonzalez inquired what were the consequences for homeowners that failed to submit an ARC application for HOA approval. The Board reviewed the \$50 application fee that is now required for requesting HOA approval after the improvement is made. Ms. Gonzalez and Mr. Latif stated that was not adequate to prevent homeowners from failing to abide by the rules. Board agreed to increase the retro fee to \$100 and Ms. D'Ambrosio will confirm with the Association's attorney, the HOA may forgo the courtesy letter and go directly to fining hearing.

MONTHLY FINANCIAL REPORT: Board reviewed compliance report with Ms. D'Ambrosio.

Ms. D'Ambrosio reviewed the delinquencies and reviewed one account with a balance is over 90 days past due. Board agreed account should be sent to legal for collections.

Ms. Hutt reported she had opened a new 12- month business CD with Central Bank in the amount of \$160,599.

Ms. Hutt stated the signatories for the HOA accounts had been updated. Mr. Lamb of Meritus, will need to fill out the client information sheet for Central Bank to have his signature on file.

Ms. Hutt discussed with the Board the reserve account and stated she was reaching out to the prior Board member to confirm the purpose of the account. In the event the account was set up to maintain County roads, Ms. Hutt suggest the account be redesignated to an operating account or deferred maintenance account. Funds can then be used for community improvement projects.

LEGAL REVIEW: Board had no comment on the updated report provided by the Association's attorney. In addition, Ms. D'Ambrosio stated there has been no update in regards to the seven (7) invoices due to the prior attorney.

DESIGN STANDARD UPDATES: Mr. Wagner stated the Design Standards would need to updated to include the new \$100 retro application fee.

Ms. Hutt made a motion to approve the updated Design Standards for Suncoast Pointe with the change to update the retro application fee to \$100. Mr. Latif seconded the motion. Motion passed 4-0.

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

FOOD TRUCK EVENT: Ms. Gonzalez stated she had the rest of the year booked. The Board agreed to send out postcards with the dates.

SPEED BUMPS: The Board discussed installing speed bumps on selected streets to help slow vehicles. Ms. D'Ambrosio confirmed she had spoken with Pasco County and the HOA could pay for the installation of the speed humps. Ms. D'Ambrosio went over the reequipments to get approval. The Board requested Ms. D'Ambrosio provide the necessary paperwork and steps to begin the process for the next meeting.

HEATHGATE MONUMENT SIGN: Ms. Hutt recommend the HOA Board provide the funds to repair the Heathgate monument sign. The CDD does not have the funds to make the repairs now and the monument sign is in disrepair. Ms. Hutt has a proposal from Cornerstone in the amount of \$10,000. Ms. Hutt will provide a design proof to the Board to review and approve prior to scheduling the repair work.

Mr. Wagner made a motion to have the HOA fund the Heathgate Monument sign repair and not to exceed \$12,000. Mr. Latif seconded the motion. Motion passed 3/0 – 1 abstained

Play Ground Mulch and Termites: Ms. Hutt stated termites had been found in the mulch at the Phase 1 playground. The landscape contractor recommends removing all the mulch and replacing with rubber or cedar mulch. Mulch should not be treated with chemical spray because the area

is used by children. Mr. Hutt will get pricing for both types and present to the Board at next month's meeting.

Next Board meeting is scheduled for June 22, 2021 at 7:30PM.

AJOURMENT:

MOTION: Ms. Hutt made a motion to adjourn. Ms. Gonzalez seconded the motion. Motion passed 4-0. Meeting adjourned at 8:41PM.

DRAFT