

SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.
BOAD OF DIRECTORS MEETING
June 22, 2021 at 7:30 pm

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

Quorum was established at 7:30 PM.

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

MEETING MINUTES – May 2021

Board had no comments

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

COMMUNITY FINING COMMITTEE: One home was scheduled to attend the meeting but did not show. The fining committee moved to fine the home.

MOTION: Ms. Gonzalez motioned to approve the Fining Committee's motion to fine. Ms. Hutt seconded the motion. Motion passed 5-0.

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

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

In response to the Board's inquiry if they were allowed to send homeowners who did not submit an application for exterior modifications/improvements could be sent straight to fining; per the Suncoast Resolution establishing the fining procedure, a first notice is required followed by a hearing notice. The Board discussed and agreed to modify the initial letter sent to homeowners that fail to submit an ARC application and get HOA approval for their modification/improvement. Ms. D'Ambrosio to provide the Board with a draft of the letter for their approval prior to initiating.

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

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: Board reviewed prior discussion to initiate a \$100 fee for submitting the ARC application after the modification/improvement had been installed. Board agreed to initiate and update the application.

MOTION: Mr. Wagner motioned to add a \$100 application fee for homeowners that completed exterior modifications/improvements for failure to submit ARC application for HOA approval. Ms. Hutt seconded the motion. Motion passed 5-0.

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: Ms. D'Ambrosio updated the Board that she had spoken with Mike Bunk and Gary Miller of Pasco County regarding the next steps to have the speed bumps installed. Five (5) residents who live on the street in which the Board would like to install the speed bumps would need to call the County and make a request to have the speed bumps installed. The individuals making the request will receive a reference number for the request that will need to be given to Ms. D'Ambrosio. With five (5) reference numbers the County will schedule a warrant study to determine if the area qualifies for the speed bumps. If it qualifies it would move to the next level.

Because the HOA is considering paying for the speed bumps in lieu of the County assessing the homeowners, Mike Bunk said he would need to see if the HOA would be required to petition the homeowners and obtain a passing vote as the ordinance requires. The County requires seventy-five (75%) of all property owners on a street(s) to respond to the petition. Sixty (60%) of the seventy-five (75%) must vote to install the speed bumps and then the request/petition is sent to the Board of County Commissioners to discuss at a public hearing. If approved there it will go to the final design stage.

In addition, when following the normal County process, the County would provide the engineering reports and drawings required for the final design stage. Mike Bunk was also going to check if the County would still provide the engineering reports and drawings or if the HOA would be required to provide at their cost.

Ms., D'Ambrosio will update the Board when the information is provided by Pasco County.

STREET PAVING: Ms. D'Ambrosio updated the Board on the process to have the County pave the community streets. The process is initiated with a petition by a member of the community. The County will perform a site evaluation and estimate the cost of the project. Ms. D'Ambrosio also stated the County may at its discretion, determine the roads are in need of paving and may proceed without the homeowner's petition and approval. The Board requested Ms. D'Ambrosio reach out to Phil Chang, engineer, to provide a cost estimate should the Board decided to pursue.

HEATHGATE MONUMENT SIGN: Ms. Hutt confirmed Cornerstone would hold their proposal at \$10,000 to complete the work requested. Ms. Hutt provided a design proof to the Board to review and discussed the scope of work needed to repair the monument sign.

Mr. Latif made a motion to proceed with the proposal from Cornerstone to make the repairs to the Heathgate monument sign. Ms. Latif seconded the motion. Motion passed 5-0.

Play Ground Mulch and Termites: Ms. Hutt provided a sample of the proposed alternative to mulch for the playground. Product contains a layer of foam topped with a layer of artificial turf. Product has an 8-year limited warranty. Ms. Hutt proposed doing the one playground first and then the other. The Board discussed asking the contractor if there would be a discount for doing both playgrounds. Ms. Hutt said she would inquire and provide the information to the Board.

In addition, Ms. D'Ambrosio was asked to reach out to the insurance company to let them know the Board would be installing a new product and if there would be an increase to cover any potential damage and if there was any savings by using new product.

Next Board meeting is scheduled for July 27, 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 8:37PM.

DRAFT