

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

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

Quorum was established at 7:33PM.

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

MEETING MINUTES – June 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: Three homes were scheduled to attend the meeting but did not show. The fining committee moved to fine all homes.

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 August 24th at 7PM prior to the monthly board meeting.

DISCUSSION ON PLAYGROUND TURF:

The Board had Project Innovations and Artificial Grass Pros come in to discuss their product and bids they provided the Board for the installation of artificial grass at the playgrounds. The Board discussed the difference between the two bids and agreed to the Board would reach out to the companies provided by Artificial Grass Pros to check references before proceeding.

MOTION: Mr. Latif motioned to proceed with Artificial Grass Pros after the references have been completed and approved. Ms. Hutt seconded the motion. Motion passed 5/0.

The Board would like the Association's attorney, Mankin Law Group, to review the proposal/contract once the references have been called and contractor approved. Ms. D'Ambrosio will send proposal/contract to attorney for review.

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

The Board allowed the members in attendance to address their violation letters with Ms. D'Ambrosio. It was suggested the pictures in the letter should be in color to allow the homeowner to better discern the violation stated in the letter. The Board agreed.

MOTION: Ms. Gonzalez made a motion to print violation letters in color. Mrs. Latif seconded the motion. Motion passed 5/0

Ms. D'Ambrosio mentioned to the Board there has been an increase in letters over the last month. The Board noticed the picture report did not match up to the single line report and the picture report seemed to have text that did not relate to the violation. Ms. D'Ambrosio will check with Smart Webs for a resolution.

The Sheriff's Department has started their patrols for the community. The Board would like to see them patrol the community more instead of watching from one area.

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.

FOOD TRUCKS: Ms. Gonzalez stated the food truck vendors are starting to ask for a deposit before booking the event. The Board agreed, only food truck vendors that did not require a deposit would be invited to the community.

SPEED BUMPS: Ms. D'Ambrosio updated the Board that she had not spoken to spoken with Mike Bunk and Gary Miller of Pasco County regarding confirmation if the HOA would be able to pay for the installation, if the County would provide the engineering reports and design and if the process for approval per the County would be required. Ms. D'Ambrosio will update the Board when she receives the information.

AJOURMENT:

MOTION: Ms. Hutt made a motion to adjourn. Mr. Wagner seconded the motion. Motion passed 5-0. Meeting adjourned at 9:41PM.

Next Board meeting is scheduled for August 24, 2021 at 7:30PM.