

SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 28, 2021 at 7:30 pm

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

Quorum was established at 7:38PM.

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

MEETING MINUTES – August 2021

Board had no comments

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

COMMUNITY FINING COMMITTEE: One home was on the list for garage painting. Committee put a hold on the fining until they checked out the condition of the garage and then will provide their assessment.

Next hearing date will be September 28th at 7PM prior to the monthly board meeting.

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

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.

SALES REPORT: Ms. D'Ambrosio provided the last quarter sales report for the Board's review. Ms. Hutt requested to receive the sales report monthly.

PLAYGROUND TURF:

MOTION: Ms. Hutt motioned to accept the proposal from Champions Green to replace the mulch at the playgrounds with artificial turf. Mr. Latif seconded. Motion passes 5-0.

SPEED BUMPS: Ms. D'Ambrosio updated the Board on her discussion via email with Mike Bunk at Pasco County. The community would need to follow the process has provided with the exception that the HOA would be permitted to pay for the speed bumps. Board requested to check with attorney about any risk to the HOA for installation and if there will be any additional insurance needed. Board asked to check with CDD District Manager on the cost of the speed signs.

PASCO SHERIFF'S OFFICE: Continue with monitoring the community.

BUDGET 2022: Board reviewed 2022 draft budget. Assessments will remain the same at \$70 a quarter.

MOTION: Ms. Hutt made a motion to accept the 2022 draft budget, keeping the quarterly assessments at \$70. Mrs. Latif seconded. Motion passes 5-0.

FOOD TRUCKS: Ms. Gonzalez stated she did not have a vendor for October but had commitments for November and December.

COMMUNITY YARD SALE: Ms. Hutt asked for the postcards to be sent out to the community as soon as possible.

AJOURMENT:

MOTION: Ms. Hutt made a motion to adjourn. Mrs. Latif seconded the motion. Motion passed 5-0. Meeting adjourned at 8:45PM.

Next Board meeting is scheduled for October 26, 2021 at 7:30PM.

DRAFT