

SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 23, 2021 at 7:30 pm

PRESENT: Lora Hutt, Vincent Wagner, Tammy, Ed Latif, Lisa Marie Gonzalez, and John Agosto

John Agosto introduced as new Community Manager

Quorum was established at 7:25PM.

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

MEETING MINUTES – September 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: Committee expressed concern about enforcement consistency logistics with regard to recent Meritus staff turnover. Perhaps documented procedures would be recommended.

Discussion regarding screened-in entryways. Comments made of these ARC apps being approved in the past. To review Design Standards to make final determination.

DISCUSSION ON COMPLIANCE: Board reviewed compliance report with Regina Brown. Committee had inquiries regarding 4 addressed on the Compliance Report:
2944 Mingo – Construction Pallet. Violation verbiage was inaccurate. T/b update & resent.
3456 Bellericay – Garage screening. Escalated violation status. CC to determine next step
17012 Ongar – Front porch screen-in door. Was approved long ago & grandfathered in.
17050 Odessa – Mini-frig in entryway. Monitor to determine if violation is needed.

MONTHLY FINANCIAL REPORT: Board reviewed financial report with John Agosto.

LEGAL REVIEW: No legal report available nor any new legal activity provided by the Association's attorney. In addition, John Agosto stated there has been no new invoices for legal fees & the Income Statement showed 0.00 legal fees expense.

SALES REPORT: Sale report was not available at the meeting. The Board requested to receive the sales report monthly.

SPEED BUMPS: BOD decided to end review of speed bump installation issues to avoid the cost of installation which would be required by Pasco County, if determined that speed bumps were necessary.

PASCO SHERIFF'S OFFICE: Mentioned that Pasco deputies are not accepting patrol assignments for SCP. Use of State troopers was mentioned, as well as additional \$30/hour fee. BOD will continue to request Pasco deputies for patrols.

OPEN FLOOR TOPICS:

BOD expressed the following requests regarding ARC apps:

- ARC apps are \$0. There have been apps issued with a \$25 fee. These are not t/b used.
- ARC apps should be scanned in color into Smart Webs.
- ARC app documents should all be scanned as 1 file, to prevent opening multiple files.

Fines Tracking:

CC has requested a report detailing Fining Activity/Status that tracks escalated violations up through payment and/or legal action taken. A written procedure was suggested.

Design Standards:

BOD wants to know if addition and/or exceptions can be made w/o having to change By-Laws. The most relevant standard was the rule regarding garbage cans & recycling bins. BOD wants to change from 24 hour to 12 hours regarding time that receptacles can be left in public view. Will have HOA attorney review & advise.

AJOURMENT:

MOTION: Mr. Latif made a motion to adjourn. Ms. Hutt seconded the motion. Motion passed 5-0. Meeting adjourned at 8:50PM.

Next Board meeting is tentatively scheduled for December 28, 2021 at 7:30PM.