

SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.
BOAD OF DIRECTORS MEETING
December 20, 2021 at 7:30 pm

PRESENT: Lora Hutt, Vincent Wagner, Tammy, Ed Latif, Lisa Marie Gonzalez, and Gina Brown. 1 resident was present, Emily Gosche

Quorum was established at 7:32PM.

Proof of Notice was provided by Lora Hutt. Notice of board meeting was posted on Facebook and Community website.

MEETING MINUTES – November 2021

Board had no comments

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

COMMUNITY FINING COMMITTEE: The fining committee reviewed 5 stage 3's on the report. The BOD would like the fining procedure written out step by step with a copy of the stage 3 and stage 4 letters.

DISCUSSION ON COMPLIANCE: Board reviewed compliance report with Regina Brown. The board asked for the compliance report to show stage 1-3 with notes and a second report with pictures and current stage only. The board advised that the violation letter has a typo and Ms. Brown advised that she will address the issue. The BOD requested a report that shows the outstanding fines and what was collected.

MONTHLY FINANCIAL REPORT: Board reviewed financial report with Gina Brown.

- Payment of \$1875 was received from the attorney for bankruptcy settlement. The BOD would like details on what was paid to the attorney for services.
- Deposit of \$1000 for rental. Board would like information on where to find this on the financial report.

LEGAL REVIEW: No legal fee report to review.

SALES REPORT: Sale report showed that only 1 house was listed for sale in the community. BOD discussed 4 sold homes that were previously listed.

OPEN FLOOR TOPICS:

PLAYGROUND PAINT: Paint is starting to fade on the playground equipment in Phase 1, the board is working to get repair estimates. On hold until further estimates are done.

FOOD TRUCKS: BOD is placing food trucks on hold for now. Will revisit later.

PASCO SHERIFF'S OFFICE: Patrol on hold for November and December. BOD agreed to look into the option of using a State Trooper in place of the sheriff. BOD also agreed to change the patrol hours to 9pm-1am.

SPEEDING: Ms. Hutt contacted the county commissioner regarding monitoring. No word back from them yet.

COMMUNITY EVENT: Ms. Gonzalez advised that she is working to plan a movie night event soon.

RESIDENT ACCESS: The BOD would like access to view detailed HOA payments.

AJOURMENT:

MOTION: Ms. Hutt made a motion to adjourn. Mr. Wagner seconded the motion. Motion passed. Meeting adjourned at 9:17PM.

Next Board meeting is tentatively scheduled for January 20, 2022 at 7:30PM.