

SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.
BOD Meeting
April 12, 2018

PRESENT: Lora Hutt, Vincent Wagner, Ed Latif, Lisa Marie Gonzalez, Shawndel Kaiser, Meritus Manager, Marcela Mote, Compliance Manager and Brian Bowles with Frazier Brown. Quorum was not established at 7:35 PM.

Shawndel Kaiser reviewed recent collections report from Melissa Mankin. Recapped February Financials and further explained the current compliance report was in the book. Board discussed that status of some accounts and decided next board meeting to have Meritus put together a report of the worst accounts that need abatement. Brian Bowles further explained a fining schedule option if the board does not see that a fining committee is working for the community. A fining schedule requires a membership vote and would allow the board to fine for violations without a committee hearing and fines are steeper in that they allow the board to come up with preset amounts based on the type of the violation. Example: Landscaping, Parking, ARC or exterior maintenance.

Shawndel Kaiser discussed with the board the two playground inspections. The board decided that they would like to see options for a new playground and would entertain options of swings or items that new developments have.

Board discussed a spring newsletter and community event combined with tenant/rentals amendments the board would like to pass.

Brian Bowles further explained some of the options the board would add to the tenant/rental amendments. He gave examples for the tenant application to include back ground checks, occupants, length of stay, vehicles and animals. Brian Bowles will send a check off list to the board so they can decide what they want to add to the tenant/rental language on the application.

No others business items to discuss.

Floor open to homeowners. Resident asked questions on violations process for boats and parking. Shawndel Kaiser explained process and Lora Hutt mentioned they allow them to bring home water craft to load and unload but not store overnight.

Fining Committee had a few questions on procedures for attorney.

No other items to discuss.

MOTION: Lora Hutt made a motion to adjourn. Vincent Wagner seconded. All ayes. Meeting adjourned at 8:55 PM.