

**SUNCOAST POINTE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**September 22, 2020 at 7:00 pm**

**PRESENT:** Lora Hutt, Vincent Wagner, Lisa Marie Gonzalez, and Monica D'Ambrosio. Quorum was established at 7:01 PM.

**MEETING MINUTES – August 2020**

**MOTION:** Lora Hutt made a motion to accept the meeting minutes from August 2020. Vincent Wagner, seconded the motion. Motion passed 3-0.

**DISCUSSION ON COMPLIANCE:** Monica D'Ambrosio stated she had completed the bi-monthly inspection prior to the meeting. Residents made a lot of progress and there were thirty-nine (homes) who would be getting hearing letters. Lisa Marie Gonzalez asked for

Inspection log will be brought up to date and distributed to the Board.

**COMMUNITY FINING COMMITTEE:** The Board reviewed the community fining committee. Lora Hutt motioned to appoint the following individuals to the Fining Committee:

Matt Thebeau, Brian Moon and Emily Gosche-Lawdn and Steven Schmidlapp and Cheryl Moon as alternates.

Vincent seconded the motion. Motion passed 3-0.

Hearing meetings will be held at 7PM prior to the monthly board meeting.

Monica D'Ambrosio to provide written procedure and responsibility for the committee.

**ARCHITECTURAL DESIGN STANDARDS:** Board will send out notice of the updated architectural design standards and provide a link for members to view.

**UPDATED ATTORNEY'S REPORT:** The board reviewed the report. Monica D'Ambrosio provided updates.

**PRIOR ATTORNEY OUTSTANDING INVOICES:** Prior attorney has seven files that remained outstanding at the time the Association switched attorney. Prior attorney is requesting \$32K in payment. Mankin Law Group, attorney for the Association, is negotiating to reduce the amount. Mankin suggested the Association counter with \$650 per invoice (\$4,550) with Lora Hutt's approval. The Association received a counter of \$2,900 per invoice (\$20.3K) and with Lora Hutt's approval the Association has counter with \$1K per invoice (\$7K). The attorney is waiting on a response.

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**NEW AND UNFINISHED BUSINESS:**

**SAFETY CONCERNS:**

**SPEED BUMPS:** Monica D'Ambrosio reported back to the Board there are three types of traffic calming available:

1. Speed Cushions with Advanced Speed Reduction Markings
2. Speed Cushions
3. Speed Tables with Island

The approximate cost to install in \$12K for each pair. It is funded by assessing all of the effected homeowners.

The process of requesting begins with request from five (5) homes on the street requesting the calming devices. A warrant study will be done and if all the minimum requirements are met a petition can proceed.

A petition is circulated by a petition leader. The petition leader is a homeowner on the street that is requesting the calming devices. Seventy-five (75%) percent of all the property owners in the street where the calming device is to be installed must respond to the petition. Sixty (60%) percent of the seventy-five (75%) must vote to install the calming devices.

Upon approval the homeowners they will petition for the approval of the Board of County Commissioners at a public hearing. If approved the project can proceed.

The Board asked to find out who would be responsible for the maintenance of the calming devices.

**STOP SIGN:** Monica D'Ambrosio has a call in the Pasco County to see if there is a process to request the installation of a stop sign. Per the County website, stop signs are not used to slow traffic down. Nationally recognized standards are used to determine when stop signs should be used.

**TOWING:** Lora Hutt went over the towing process. Current contract is on file and will update to list Monica D'Ambrosio as an authorized person to approve towing service.

Towing can only be done off of HOA property. The Association may not tow from private property. Monica D'Ambrosio to check to see if the Association can tow off of easements.

Sheriff's Department to provide speed traps is still an option. Waiting on the Sheriff's Department to be able to provide labor.

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Next Board meeting is scheduled for Tuesday, October 27, 2020 at 7:30PM.

**MOTION:** Lora Hutt made a motion to adjourn. Victor Wagner seconded the motion. Motion passed 3-0. Meeting adjourned at 8PM.