

**HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.**

**BOARD OF DIRECTORS MEETING MINUTES**

**May 12, 2011**

**I. CALL TO ORDER**

Dennis Hertog, President of Homeowners Association at Suncoast Lakes, Inc., called the Board of Directors meeting to order at 7:00 P.M., on April 14, 2011, at the Suncoast Lakes Pool house, 10742 Burning Bush Terrace, Land O Lakes, Florida.

**II. ROLL CALL/DETERMINATION OF QUORUM/NOTICE OF MEETING**

Directors Present: John Calderon, Dennis Hertog, Stephen Morgan and Jill Sculerati

Guests: Amy Hertog, Janet Day, Jed Lehrer, Mike Day, Carole and Leonard Guffey, Jack Morsell and Jean Cesewski

Staff Present: Janet MacNealy

Notice: Notice of meeting posted 48 hours in advance.

**III. APPROVAL OF MINUTES**

**A motion was made by John Calderon to approve the minutes of April 14, 2011 with a notation that Chris Cooley was not present at the April Meeting, seconded by Stephen Morgan. All in favor. Motion passed.**

**IV. PUBLIC FORUM**

Topics raised included the upkeep of street trees, trash at curb not in sealed containers, yard waste dumped illegally, lawns are improving and landscaping done without ACC approval.

**V. REPORTS**

A. Financial Report – Stephen Morgan gave an overview of the April financials. The financials are on file with Greenacre Properties, Inc. **A motion was made by Steve Morgan to approve the April financials as received, seconded by John Calderon. All in favor. Motion passed.**

B. Management Report

1. Legal – Lien Foreclosure Authorization Form – tabled.

2. Collections Attorney – **A motion was made by Dennis Hertog to revise the Collection Policy to include Attorney Marielle Westerman and to exclude Robert Tankel and to have Marielle Westerman review the policy, seconded by Jill Sculerati. All in favor. Motion passed.**

C. ACC Report - Bob Yanity briefed the Board on the activities of the Architectural Committee. Janet MacNealy will contact the attorney for a legal opinion regarding questions about green space enforcement between the sidewalk and the street. D.R. Horton has until May 31, 2011 to correct any landscaping errors.

D. Community Facilities/Events Committee – No report

E. Crime Watch – Jill Sculerati reported on teens hanging out at the tot lot after dark. She suggested that in the future, the Board possibly look into installing a light facing the park to deter activity. Reports surfaced that teens are hanging out in homes under construction. Owners asked to keep an eye out for problems.

**VI. OLD BUSINESS**

A. Verizon Bill – **A motion was made by Dennis Hertog to cancel the Verizon bill effective immediately, seconded by John Calderon. All in favor. Motion passed.**

- B. Website Hosting – A motion was made by John Calderon to approve David Nourie as the new website host, seconded by Stephen Morgan. Dennis Hertog abstained from voting because he knows the website host. All others voted in favor. Motion passed.
- C. Amenities Use – The Association received requests for use of the clubhouse and tennis court by owners and non-owners for business use. The Board is in favor of activities for the owners but authorized sending the question to the attorney for a legal opinion.
- D. D.R. Horton would like to deed Lot 14 / Block 6 of Phase I to the Homeowners Association. The Board authorized sending to the attorney for review. A motion was made by Stephen Morgan to approve the deeding of the property contingent on approval by the attorney, seconded by Dennis Hertog. All in favor. Motion passed.
- E. Records Inspection Policy – A motion was made by Jill Sculerati to approve the Records Inspection Policy, seconded by John Calderon. All in favor. Motion passed.
- F. Records Destruction Policy – A motion was made by Jill Sculerati to approve the Records Destruction Policy, seconded by John Calderon. All in favor. Motion passed.
- G. Pool repairs – A motion was made by Dennis Hertog to ratify the expenditure of \$1,419.26 to replace the motor for the pool pump. All in favor. Motion passed.
- H. Violation Letter - A motion was made by Dennis Hertog to send a letter to cease and desist to the owner(s) who are purportedly placing letters/notes on properties within Suncoast Lakes under the pretense of the Homeowner's Association, seconded by John Calderon. All in favor. Motion passed.

**VII. NEW BUSINESS**

- A. Board Vacancy – Owners interested in a position on the Board were encouraged to forward letters of interest to Janet MacNealy prior to the June Board meeting.

**VIII. NEXT MEETING**

The next Board meeting will be June 16, 2011 at 7:00 P.M.; at Suncoast Lakes Pool House, 10742 Burning Bush Terrace, Land O Lakes, Florida


**VIII. ADJOURNMENT**

There being no further business to come before the Board of Directors, a motion was made by John Calderon to adjourn at 8:04 P.M., seconded by Dennis Hertog. All in favor. Motion carried.

Respectfully Submitted,

Deanna Katz  
For the Secretary

These minutes were approved on 6/23/11.

Signed 

Printed Name Dennis Hertog