

HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.

Board of Directors Meeting
August 19th 2008 @ Pool Clubhouse

Management Report

FINANCIAL REPORT

1. A copy of the financial report for the period ending 7/31/08 was sent to all Board Members via e-mail.
2. The deadline for current quarterly payments was July 31st. As of July 31st, 101 more owners were added to the delinquency report for a total of 199 owners. Please understand that July 31st was the deadline for 3rd quarter assessment and it is likely that many payments came in right after the deadline. For the 101 owners who were sent reminder letters and do not pay, they will be referred to the attorney. At last month's report, there were 108 owners with the attorney for collections. As of 7/31/08, that number has been reduced to 98 owners. The total dollar amount past due is \$81,995.
3. The monthly balance sheet and income statement is now posted on the website.

VIOLATIONS REPORT

1. The current violations spreadsheet is attached for your review.

ARCHITECTURAL CONTROL COMMITTEE

1. The ACC spreadsheet is attached for your review

LEGAL

1. Marielle Westerman sent demand or presuit mediation letters to 18 owners in June. Several have corrected or improved. After inspection, 7 owners who were sent attorney letters have not improved. These owners were referred to Marielle for further action. After review, Marielle would like to the Board to be familiar with the cost of lawsuits for each, and suggests discussion by the Board.
2. Eight more owners who failed to correct violations were referred to the attorney for demand or pre-suit mediation letters.
3. Two owners who were found to be on the delinquent list because of administrative error were tagged for removal from the attorney's collection department. Per discussion at the July meeting, specific cases where collection error is found will be reported to the Board and resolved by the Manager.
4. A letter from Marielle Westerman to the Board was received by the Manager. It suggests that the Board adopt a uniform procedure before it authorizes entry to correct un-kept lots. This was added as an agenda item under New Business.

GENERAL

1. The Special Membership Meeting held 7-22-08 had a good turnout. Approx 36% attended in person or by proxy, and all 6 amendments put before the membership passed.
2. The camera system is up and running. The manager installed an APC power backup system to prevent gaps in security, in the event power is shut off.
3. The Management Report is now posted to the website. Some editing may be done for website version.
4. There is a permit hold-up for Wilson's Tractor. According to Mrs. Lisa Wilson, Engineer, more survey and drawings were requested by the County for retaining wall at pond #3/Princetonwood. Concrete was placed on the empty lots along Burning Bush, in preparation for use as "rip-rap" to correct erosion problems. Mrs. Wilson expects approval shortly.
5. Cornerstone Tree Farm sent an invoice for a full month of July service. Manager has asked Accounting Dept. to prepare an invoice for 20% less, since the vendor did not complete an entire month of service. Cornerstone may dispute this payment. Manager will update Board if necessary.
6. Bob Hall, contractor, expects to be done with kitchen installation by the August Board Meeting.
7. Manager has been in contact with Precinct Supervisor, Mary McCully. Manager suggests that the pool be closed on the day of the election to prevent disturbance to main room of clubhouse.
8. Baycut, the new grounds maintenance company, has been hampered by rain on every visit so far. They plan to service the community on Thursdays and Fridays, each week during the summer.
9. Manager purchased 5 3-gal. wax myrtles to plant in Mitigation Area #2. Curt Zeigler installed them – thank you. This was done to satisfy the recommendations by SWFWMD.

Respectfully submitted,

Noah Jacobson

Community Association Manager
HOA at Suncoast Lakes