

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

Board of Directors Meeting  
December 17, 2008 @ Pool Clubhouse

**Management Report**

**FINANCIAL REPORT**

1. A copy of the financial report for the period ending 11/30/08 was sent to all Board Members via e-mail.
2. As of 11/30/08, total in checking/operating account was \$73,737.97. Reserve balance was \$61,200.03.
3. As of Dec. 16<sup>th</sup>, 2008, Total amount past due was \$75,877, a decrease of \$13,059 over last month. Of that amount, \$51,291 was past due for more than 90 days. The total number of residents who are delinquent on assessments is 144, or 28% of all lots.

**VIOLATIONS REPORT**

1. The current violations spreadsheet is attached for your review.
2. The Assoc. mowed 5 lots on 11/20/08

**ARCHITECTURAL CONTROL COMMITTEE**

1. The ACC spreadsheet is attached for your review.

**LEGAL**

1. According to Jenny McClure, collections rep at Bob Tankel's office, three owners paid their outstanding balances in response to the offer. She said that numerous owners have contacted her and said they would pay by the deadline.
2. Per Board authorization from last month's meeting, XXXXXXXXXXXXXXXXXXXXXXXX were referred to Attorney Westerman for lawsuit.
3. Per Board authorization from last month's meeting, XXXXXXXXXXXXXXXXXXXXXXXX were referred to Westerman for presuit mediation offer.

**GENERAL**

1. On Dec. 10<sup>th</sup>, I was informed by a resident that pond work was being performed on the property. I discovered that this was unauthorized work being performed by the former developer, (auth. by Alan Mills of Forest City Land Grp. who signed as owner). Attorney Aaron Pruss of Becker & Poliakoff sent a letter to the developer demanding he cease and desist. Chris Cooley contacted the contractor, who left the property per the instructions. I contacted the Developer and found that this work was being done because the developer was trying to get his maintenance bond returned. The County will not release the bond until the work is done per County satisfaction. The demand letter requires the developer speak with the Assoc., through the Attorney, and provide written description of the work being performed along with vendor documentation. The Attorney also requests that the developer reopen discussion over unresolved problems that the Association paid for recently, and asked the developer reimbursement. I took pictures of some of the work and noted areas that have not been corrected.
2. An ongoing problem related to the maintenance bond relates to county enforcement/maintenance. Because the bond is still withheld, the public right of way is technically deemed non-county maintained. This is wrong, since owners pay for county services through property taxes. I have been in contact with County government (traffic operations dept.) to get these issues resolved. The Dept. appears to side with the developer.

3. SWFWMD had required the Assoc. to provide an inspection report of the surface water management system for Phase One of the community. I was obtaining bids for this work when the issue with the developer arose. I contacted Judy Nosworthy with the Resource Regulation Dept. of SWFWMD to describe two problems. One is that the developer is working on the very thing we need inspected. Second, the community has two permitted phases. I requested that we delay the inspection on phase one, and possibly have SWFWMD unify inspections for both phases for simplicity and cost savings. She agreed and is working with her dept to adjust the inspection schedule. I am waiting to hear back from her.
4. Coupon books for assessment payments were sent to owners along with the 2009 Approved Budget. Residents should have them now.
5. The Word of Life Conference Center was reserved for the Annual Meeting on Tuesday, Jan. 13<sup>th</sup>, 2009.
6. There was severe damage to the turf around the pond banks on the south side of Pond Rush. After review with landscapers and pest control vendors, the only effective remedy for wild hog is hunting or trapping. I have found several who perform this service, free of charge, in exchange for the animals. The problem I find is that these people are not insured.
7. I recommend the Assoc. update the Records Inspection Policy by adopting the one attached to the Board Packet.

Respectfully submitted,

*Noah Jacobson*

Community Association Manager  
HOA at Suncoast Lakes