

HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.

Board of Directors Meeting

July 22nd, 2008 @ Word of Life Conference Center

Management Report

FINANCIAL REPORT

1. A copy of the financial report for the period ending 6/30/08 was sent to all Board Members via e-mail.
2. The deadline for current quarterly payments is July 31st. At the August Board Meeting, we will have a precise number of delinquent owners for the current quarter, since there are several days left to pay. As of 6/30/08, 108 owners were with the attorney for collections (~21%). With the exception of a few cases, all delinquent owners are with the attorney.
3. The 2007 audit is 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. The remainder should be referred to her to pursue mediation or an applicable remedy.
2. Certain owners pursued by the attorney for collections have certain exceptions. When these issues arise, the CAM would like authorization to decide these issues when they arise, rather than wait for a Board Meeting.

GENERAL

1. The towing signs were installed by volunteers, Curt & John. The two people authorized to tow are Noah Jacobson and Ed Cardona
2. The A/C system in the clubhouse is complete and operational. In order to prevent wasted electricity or misuse, the breakers for the unit are off. The breaker panel is inside the locked utility room. I will provide keys to Board members and the ACC chair.
3. The work to the pool deck was completed and on budget.
4. Cornerstone's service to Suncoast Lakes will end 6/27. Baycut is ready to take over service. Baycut will also mow the bahia along Silver Palm this week.
5. On July 10th, Pasco County considered a permit for RIZK Corp. for the property along Silver Palm and SR52. I do not know the outcome of this permit hearing.
6. The camera system for the clubhouse was ordered and will be installed shortly.
7. The cabinets for the clubhouse kitchen are ordered. An alternate floor tile was presented (see at meeting)
8. Bob Hall, contractor on the clubhouse, has proposed a change to the renovation plan that will allow access to the bathrooms without disturbing the main room (details to be discussed at the meeting).
9. Wilson Tractor has partially completed their job. The required documents have been filed with Pasco County for a building permit on the retaining wall for pond 3. Wilson also needs to complete concrete work on the other 3 ponds along with punch list before the job is complete.
10. I have completed the inventory of all written letters admitting to alterations, and violations noticed during regular inspections. I have compiled this on a spreadsheet entitled exhibit "A". This exhibit is referenced in the Grandfathering Resolution which I will present to the Board.

Respectfully submitted,

Noah Jacobson

Community Association Manager
HOA at Suncoast Lakes