

HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.

Board of Directors Meeting
September 16th 2008 @ Pool Clubhouse

Management Report

FINANCIAL REPORT

1. A copy of the financial report for the period ending 8/31/08 was sent to all Board Members via e-mail.
2. The deadline for current quarterly payments was July 31st. The next payment is due October 1st (late after 10/30). As of 9/15/08, total amount past due is \$64,686, consisting of 123 delinquent owners, or ~24% of all owners.
3. The 8/31/08 Balance Sheet shows \$187,533.59 in the operating account and \$49,757 in reserves. On 8/31/08, there was also \$33,052.99 in open invoices, which are now paid.
4. The monthly balance sheet and income statement are 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. There are currently 19 residents referred to the Attorney Westerman for various deed restriction violations.
2. The Board held a meeting with Mrs. Westerman to discuss legal matters related owners not in compliance with deed restrictions.
3. Of the 5 owners referred for a lawsuit, 2 complied and 3 have not. Marielle is proceeding on the other 3 and has been given current photos showing the properties.

GENERAL

1. There will now be a sign posted at the clubhouse requiring all bicycles to be parked at rack.
2. A certified letter was sent to Wilson's Tractor stating the concerns over the concrete stored along Burning Bush and the general speed and response of the company to this project. Willie, of Wilson's Tractor, would like to meet, as requested, during the week of Sept. 22nd, and I will arrange.
3. The Kitchen installation is complete. I noticed some gaps around the switch plates. Bob Hall is aware of this and will have it corrected. The Board withheld 10% of the invoice, per Board policy.
4. Mary McCully, Precinct Supervisor for clubhouse location, greatly thanks the Community and Board for allowing the use of the clubhouse as a polling location. She would like to use this site for as long as the Board will permit.
5. An owner continues to maintain the area by mowing the eastern side. Recently, an owner removed growth along the Suncoast Trail / Mitigation Area border, and piled up the debris along the trail path.
6. Manager would like permission to hire an electrician to install a timer on the waterfall to save electricity, install floodlights facing the front of the clubhouse, and change out interior switches.
7. At this time, the Board should set dates for a budget workshop, Annual Budget & Board Meeting (which requires 14 day written notice). Also, the Board should appoint a Nominating Committee and set the date of the Annual Membership Meeting.

Respectfully submitted,

Noah Jacobson

Community Association Manager
HOA at Suncoast Lakes