

HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.

Board of Directors Meeting
October 13, 2009 at Suncoast Lakes Pool Clubhouse
Management Report

FINANCIAL REPORT

1. Operating account balance as of 9/30 financial report was \$158,789.72. Reserve balance was \$76,547.42. Available cash is \$55,138.35.
2. Past Due Assessments as of 9/30 was \$78,503.83, (down from \$85,832) representing 88 lots (down from 101), 17%.

VIOLATIONS REPORT

1. The current violations spreadsheet has been provided for your review.

ARCHITECTURAL CONTROL COMMITTEE

1. The ACC spreadsheet has been provided for your review.

LEGAL

1. Smith Family Homes has only one lot left in the community – 10724 Burning Bush. Per our records, as of October 1, there are 2 bank owned properties, one HUD owned and 22 owned by Forest City Land Group.

GENERAL

1. New Owners:
 - a. Ray Angus – 10544 Ribbon Fern
 - b. Ronald & Olive Newman – 10714 Deerberry Dr
 - c. Tricia Collins – 10851 Rain Lily Pass
 - d. Neil & Gloria Dougherty – 10641 Burning Bush Terrace
 - e. Robert & Constance Sue Sitz – 10522 Deerberry Dr
 - f. Erin Finch – 10634 Ribbon Fern Way
 - g. HUD has taken ownership from U.S. Bank N.A of 15430 Pepper Pine Ct
2. You are now on the winter schedule for mowing and the day of the week has changed to Wednesday.
3. Insurance renewal is October 28, 2009. Renewal is about \$400 less than last year with same carrier and coverages. I went out to bid with another agent that was referred to me and they were unable to reduce your premiums.
4. SwimKids USA is interested in offering swimming lessons in your pool during the summer.

Respectfully submitted,

Lori Bolan

Community Association Manager
HOA at Suncoast Lakes