

HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.

Board of Directors Meeting
September 8, 2009 at Suncoast Lakes Pool Clubhouse
Management Report

FINANCIAL REPORT

1. Operating account balance as of 8/31 financial report was \$145,304.59. Reserve balance was \$75,279.18. Available cash is \$35,913.67.
2. Past Due Assessments as of 8/31 was \$85,832.22 (down over \$20,000 from last month), representing 101 lots, 19.6%.
3. 14 new accounts have been sent to the attorney for collections for unpaid July 1 assessment.

VIOLATIONS REPORT

1. The current violations spreadsheet has been provided for your review.
2. Compliance extension request – 2 requests on the agenda: 10546 Sky Flower and 10911 Rain Lily

ARCHITECTURAL CONTROL COMMITTEE

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

LEGAL

1. 4 Smith Family Homes properties have been foreclosed and are now owned by Regions Bank
 - a. 10641 and 10642 Burning Bush Ter, 10544 and 10715 Ribbon Fern Way
 - b. Smith Family Homes remains owner of 10552 Ribbon Fern and 10724 Burning Bush which are scheduled to close within the next 2 months.
2. 14 new accounts were sent to the attorney for collections.

GENERAL

1. New Owners:
 - a. Juan Moya – 15653 Leatherleaf Ln
 - b. Kelley Garner – 10708 Burning Bush Ter
 - c. Matthew & Donna Waite – 15108 Princewood Ln
 - d. Lorraine & John Daher-10505 Deerberry Dr
 - e. Nick deVolo & Kimberly Baird – 10701 Burning Bush Ter
 - f. Francis & Marie Grice – 15930 Pond Rush Ct
 - g. Nhang Van Tran – 10801 Rain Lily Pass
2. Sent proposal requests to two other insurance companies; renewal date is in October.
3. Gazebo near sign – slats are falling apart – do you want to consider taking it down?
4. Irrigation pump near clubhouse has not been working – need to replace pump start relay; bid received for parts and labor from Baycut - \$150.00
5. Received several calls from Forest City Land Group – working to sell their remaining lots (22)
6. Report on the mitigation area (behind Pond Rush) has been sent in.
7. Requested 'force mow' of 3 lots.
8. Request from SWFWMD to send invitations to their "Get Outside Day" at Starkey Park.

Respectfully submitted,

Lori Bolan

Community Association Manager
HOA at Suncoast Lakes