

# HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.

## Management Report

October 2010

(September 8, 2010 – October 14, 2010)

### NOTICE:

- Notice of the 10/19/10 Board of Directors meeting was posted on property.

### WELCOME LETTERS:

- Wells Fargo Bank (10639 Deerberry)
- Eliana Nomikos (15754 Cedar Elm)
- Kenneth & Eileen Helton (10619 Pearl Berry)
- Jennifer & Donald Komlodi (10642 Ribbon Fern)
- Justin Scull (15807 Leatherleaf)
- Brian & Denise Kehoe (10504 Deerberry)
- Ronald Thomas (10621 Ribbon Fern).

### LEGAL:

- The spreadsheet showing 2010 delinquent collections is included for your review and does not include a column reflecting any amounts that have been written off per the attorney. When directed by your attorney to write off fees due to a mortgage foreclosure or other legal action, the Board does not need to make a motion or approve that action.

### FINANCIAL:

- The September 2010 financials were emailed to the Board on 10/11/10.
- Operating account balance as of 9/30/10 financial report was \$206,924.42. Reserve balance was \$91,221.03. Available cash is \$169,560.
- Past due assessments as of 9/30/10 were \$93,066.54, representing 78 lots. 15 lots owe 3<sup>rd</sup> quarter only.

### 2010 YEAR END AUDIT AND TAX PREPARATION:

- Bashor & Legendre, \$3500 - \$4500.
- DwightDarby&Company, \$4500.
- Your Association By-Laws state that the Treasurer shall cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year.

### VIOLATIONS:

- The Violation List was emailed to the Board on 10/15/10 along with this management report. After the Board meeting, the violations that have been remedied will be taken off the list and those violations that continue will remain on the report plus new ones added.
- The Forced Mow spreadsheet was emailed to the Board on 10/15/10 along with this report.

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### **ARCHITECTURAL:**

- The current ACC list was emailed to the Board on 10/15/10 with this report.
- Had conversations with the ACC Chairman, Bob Yanity, and DR Horton.

### **PONDS:**

- Blue Water Aquatics treated the ponds on 9/3/10, 9/22/10, and 9/27/10.
- Blue Water Aquatics reported on Ninebark pond (#6) that they have been treating algae and grasses but the film on the water is caused by the hot dry weather and the surface tension is catching dust, pollen, and microscopic algae, not uncommon at this time of year. This pond is protected from the wind, the homes and treeline keep the wind from being able to put waves on the surface which would break up the surface tension. A surfactant can be sprayed around the edges to try to relax the water surface. The pond is in very good condition – it doesn't produce much growth, the dark color is from the tannins from the wetlands, and has a very low pH from the pine needles and cypress leaves.

### **GROUNDS/IRRIGATION:**

- Baycut was directed to check the irrigation time clock on the roundabout. Joe Thomas reset the clock. Joe indicated that someone is changing the times on the clock.

### **INSURANCE:**

- Insurance renews 10/28/10 with Community Insurance Group (see enclosed spreadsheet). Last year premiums totaled \$7,988.23. This year values have been changed and an umbrella policy and workers compensation have been added for a total of \$8,261.45 in premiums. 2010 budgeted amount is \$8,064 and 2011 budgeted amount is \$8,784.

### **CLUBHOUSE RENTAL RESERVATIONS:**

- Need to discuss the rental procedures.

### **GENERAL:**

- Yard of the Month winners are John & Michele Kasper (15837 Pond Rush Court).

### **POOL:**

- State of Florida Department of Health inspected the pool on 9/29/10 and stated we need an automatic pH adjuster on the recirculation system (see information from inspection).

Greenacre Properties, Inc.

Dated: October 15, 2010