

HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.

Board of Directors Meeting

September 2010

Management Report

FINANCIAL REPORT

1. Operating account balance as of 8/31/2010 financial report was \$198,926.73. Reserve balance was \$89,981.38. Available cash is \$146,468.60
2. Past Due Assessments as of 8/31/2010 was \$100,410.52, representing 86 lots, 16%. 16 lots owe 3rd quarter only (3%)
3. At the end of August 2009, there were 101 delinquent lots for \$85,832.22.
4. 2011 proposed budget submitted to the board.

VIOLATIONS REPORT

1. The current violations spreadsheet has been provided for your review.
2. "Forced Mow" spreadsheet provided for review.

LEGAL

1. 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. The spreadsheet of 2010 delinquent collections will not include a column reflecting any amounts that have been written off per the attorney.
2. Authorization to Foreclose on Lien: 4 properties

GENERAL

1. New Owners:
 - a. Arun Abraham – 10531 Deerberry Dr
 - b. Catherine & Anthony Janflone – 10549 Deerberry Dr
 - c. Paul Gerth - 15843 Cedar Elm Terrace
 - d. Citibank NA – 15407 Pepper Pine Ct
2. Yard of the month winner: Amanda Walker and Justin Garte – 14909 Ninebark Ct.
3. Call Pasco County Code Enforcement on two overgrown properties – one bank owned and one occupied. The county will inspect, issue a citation and give them 7 to 14 days to correct (depending on if it is hand delivered or mailed). Both properties have been mowed. I will continue to take this route provided the property is either bank owned or occupied.
4. Received request from homeowner that the Board include in the next newsletter or mailing a reminder to residents that use of fireworks are expressly prohibited by the association documents.
5. Compliance Committee meeting is scheduled for Monday, September 13 at 4:30 PM.
6. Blue Water Aquatics (lake maintenance) brought in an airboat for the pond behind Deerberry and Sky Flower to break up the blue green algae that has dislodged from the floor of the pond in big sheets.
7. The swimming pool had some algae growth on the walls due to the high number of days with a lot of rain. That is being treated and cleaned and should start to clear up shortly. The tech has been delayed in cleaning around the drains due to people in the pool when he comes to clean. Now that school has started he should have better luck getting that completed.
8. One of the wood slats on the tot lot bench has broken; Tom Fugatt is working on repairing.
9. Mike Currie Electric has replaced the ballast in a number of the clubhouse and restroom lights, key switches have been installed, as well as photocells on the outside lanai lights.
10. Fire Inspector has place a clubhouse access card in the knox box on the front of the building.

Respectfully submitted,

Lori Bolan

Community Association Manager