

Homeowners Association at Suncoast Lakes, Inc.

Board of Directors Meeting
Thursday July 26, 2007
Word of Life Conference Center
Hudson, FL 34669
7:00p.m.

Minutes

1. Meeting called to order at 7:04 pm. Present were Chris Cooley, Jerry Pemberton, Ed Mullin, John Yaratch, Jill Sculerati, Laura Anzuoni (representing Melrose Management)
2. Minutes of Previous Meeting. Motion made to accept minutes as presented. Passed unanimously.
3. Reports
 - a. Financial Report – see attached. Motion passed unanimously to accept report.
 - b. Committees – none in place
 - c. Jill reported on ACC applications
Applications for fences, 1 addition, 1 lanai. Most were incomplete as submitted. It is expected that most will be accepted when returned with corrections. Motion to accept reports passed unanimously.
4. Old Business
 - a. Amendments re: election and terms of office – tabled until September. John explained to members that amendments may be submitted to the members at a general membership meeting in the next few months.
 - b. Proposed Statement of Ethics. Motion was passed unanimously to accept the statement as presented. Jerry will provide copies to all board members.
 - c. Formation of committees / application process. Melrose is to mail applications to all members. They should be returned by August 10. The plan is to appoint 4 committees: ACC/Fining, Community Affairs, Open Space, and Community Center. Jill provided a proposed “Fining Policies and Procedures.” Motion was made to direct Melrose to contact attorney to draft amendment to bylaws to allow fining of membership for non-compliance with deed restrictions. Motion passed unanimously.

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- d. Issues to discuss with Developer as part of turnover process. Jill and John have collected a list. Chris discussed this for the benefit of the members present. Ed raised the question of "90 days." Laura to look into this. Are the ponds installed correctly? Laura to provide documentation to confirm this. Laura to research why we are paying for maintenance from the roundabout to State Rd 52.
 - e. Alteration requests. *previously discussed.*
5. New Business
- a. Hiring an attorney. Motion made and passed unanimously to hire an attorney to represent the Board of Directors and Suncoast Lakes HOA in all legal matters and to provide legal guidance as to the operational procedures of the Board.
 - b. Swimming Pool rules. Jill reviewed the proposed rules. See attached. Jill to provide revised list.
 - c. Fining List: none
 - d. Items from board members: none
6. Comments from Membership
- a. Question about cost of trees. Trees in pool area are causing lifting of pool. This is being addressed by board.
 - b. Issue with clearing trees and moving fence. Melrose to review the situation by on-site inspection.
 - c. What about trash in retention ponds? Alcohol in clubhouse?
 - d. Complaint about Deedee Rodriguez (Melrose Management) – failure to get timely responses about debris issues.
 - e. Will membership have access to Code of Ethics? Yes – distribution to membership. How will committee membership be determined? Board will determine.
7. Meeting was adjourned at 8:46