

Homeowners Association at Suncoast Lakes, Inc.

BOARD OF DIRECTORS MEETING MINUTES

April 8th, 2009

A) CALL TO ORDER

President of HOA at Suncoast Lakes, Inc., called the Board of Directors meeting to order at 6:57 P.M. on April 8th, 2009, at Suncoast Lakes Clubhouse, 10742 Burning Bush Terrace, Land O' Lakes, Florida.

B) ROLL CALL/DETERMINATION OF QUORUM/NOTICE OF MEETING

Directors Present: John Yaratch, Curtis Zeigler, Michael Davis, Ed Cardona, Leonard Guffey

Directors Absent: None

Staff Present: Lori Bolan, CAM

Guests Present: Mary Ann Luallen, VP Community Management Services, Greenacre Properties

Notice: Leonard Guffey posted notice of meeting on Monday, April 6th, 2009

C) APPROVAL OF MINUTES

Ed Cardona made a motion to approve the March 24th, 2009, Board of Directors meeting minutes as written. The motion was seconded by Curt Zeigler. All in favor, the motion passed.

D) INTRODUCTION OF PROPERTY MANAGER

Lori Bolen was introduced as the new Property Manager for Suncoast Lakes. Also in attendance was Mary Ann Luallen, the Vice President, Community Management Service for Greenacre Properties.

E) REPORTS

- 1) **Financial Report** - The written management report was provided to the Board, for their review, prior to the Board meeting. Curtis Zeigler made a motion to accept the Financial Report, seconded by Leonard Guffey. Passed Unanimously.
- 2) **Management Report** - The written management report was provided to the Board, for their review, prior to the Board meeting. Ed Cardona made a motion to accept the Financial Report, seconded by Curt Zeigler. Passed Unanimously.
- 3) **ACC Report** – Leonard Guffey made a motion to accept the ACC report as presented, seconded by Curtis Zeigler. Passed Unanimously.
- 4) **Open Spaces Committee** – No Report
- 5) **Community Facilities Committee** – No Report
- 6) **Community Events Committee** – No Report
- 7) **Crime Watch** – Received a call from Pasco County that community policing has been disbanded. Curt Zeigler made a motion to accept the Crime Watch report, seconded by Leonard Guffey and passed unanimously.

F) OLD BUSINESS

- 1) **Ongoing developer negotiations** - Curt Zeigler updated the status of the original Punch List and the items amended by the County. Developer is awaiting cost estimate from their contractor. Requested Laurie to be at the meetings with developer and contractor.
- 2) **Proposed Amendment / Rental Restrictions** – John Yaratch present a proposed amendment to restrict the Leasing of Homes to convicted criminals. Minor changes have been requested from the attorney. Requested that the Board take the time to review.

G) NEW BUSINESS

- 1) The Board would like to request the Collection Procedures for notification of delinquencies.
- 2) The Board would like to know the status of all pending legal actions from the Violations report.
- 3) Curtis Zeigler made a motion to enforce the fencing restrictions as the rear fence and the eight foot sections along the sides of the property must be see-through material and grandfather any previously

approved fences regardless of the construction material used in the final eight foot section as long as installed fence was approved by the ACC. Motion was seconded by Ed Cardona. Motion passed 3-2 (Davis and Guffey dissenting).

- 4) The Board has asked that the ACC create a color book for the painting of homes.
- 5) Contact Maryelle to find material on legally collecting past due assessment fees from renters directly in lieu of waiting for the homeowner to pay the fees.
- 6) Renter voting in general elections. Since the vote was rejected the board refused to take any further action.
- 7) Michael Davis presented a proposed amendment to the By-Laws that would change the term of office of a Board member to two years and limit the consecutive terms to two.
- 8) Michael Davis presented a proposed amendment to the Articles of Incorporation to make Association membership a requirement for serving on the board.
- 9) Ed Cardona and Curt Zeigler will meet with the lawn service for options in the frequency of mowing the community lawns.

H) NEXT MEETING

The next Board of Directors meeting is scheduled for May 12th, 2009, at 7:00 P.M., at Pool Clubhouse of the Suncoast Lakes Homeowners Association in Land O'Lakes, FL.

I) OPEN FORUM

- 1) Lawn of the Month will be started for April
- 2) Leslie Wine from Tree Cactus Loop concerned about the proposed Renters Amendment.

J) ADJOURNMENT

There being no further business to come before the Board of Directors, a motion was made by Michael Davis and seconded by Ed Cardona to adjourn the meeting at 8:26 P.M. The Board unanimously approved the motion.

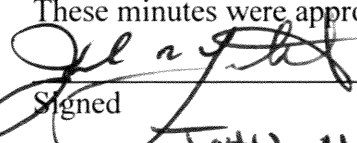
Respectfully submitted,

Michael C Davis
Secretary/Treasurer

These minutes were approved on 5/12/09.

Signed

Printed Name


John W. Yarnatch