

Homeowners Association at Suncoast Lakes, Inc.

Board of Directors Meeting

Tuesday, January 22, 2008
Word of Life Conference Center
Hudson, FL 34669
7:00p.m. (following General Membership Meeting)

Minutes

1. Meeting was called to order at 9:25 pm. Present: Chris Cooley, John Yaratch, Jerry Pemberton, Jill Sculerati, Curt Zeigler, Noah Jacobson (GPI).
2. Election of officers:
 - a. Motion made and passed unanimously to elect Chris Cooley as President
 - b. Motion made and passed unanimously to elect Jerry Pemberton as Secretary
 - c. Motion made and passed unanimously to elect Jill Sculerati as Vice-President
3. Minutes of previous meeting

Motion made and passed unanimously to accept the minutes of the December 27, 2007 meeting.
4. Comments from Membership
 - a. Question about reserve funds – none established.
5. Reports
 - a. Financial Report
 - i. There has been a significant drop in past due amounts.
 - ii. By February (March at the latest), we should be able to receive monthly reports
 - b. Community Events Committee
 - i. Garage sale coming in February
 - ii. Next meeting is Feb 12, 7:00 pm, at Starbucks near Target on SR 54
 - c. No other committees present.
 - d. Management Report
 - i. See attached reports
 - ii. Bids have been collected for surveillance cameras for clubhouse. Brinks seems to be low bid. Recommended to proceed when funds are available.

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- iii. Removal of wall around dumpster at clubhouse. Motion made and passed unanimously to have Hall Construction remove the walls.
 - iv. Motion made and passed unanimously to authorize attorney to proceed with foreclosure action on three properties presented by Greenacre Properties.
- 6. Old Business - none
 - 7. New Business
 - a. Consideration of grandfathering exception at next meeting.
 - b. Motion made and passed unanimously that the Board of Directors meeting shall be on the third Tuesday of the month. The next meeting shall be February 19, 2006.
 - 8. Meeting adjourned at 10:27

Submitted

Jerry W. Pemberton
Secretary