

Homeowners Association at Suncoast Lakes, Inc.

Board of Directors Meeting

Thursday, December 27, 2007

Pool Clubhouse

Land O Lakes, FL 34638

7:00p.m.

Minutes

1. Meeting was called to order at 7:03. Present: Chris Cooley, John Yaratch, Jerry Pemberton, Jill Sculerati, Noah Jacobson (GPI).
2. Minutes of Previous Meetings
 - a. Motion made and passed unanimously to accept the minutes of the December 3, 2007 meeting.
 - b. Motion made and passed unanimously to accept the minutes of the December 6, 2007 meeting.
3. Comments from Membership
 - a. Status of "punch list?" Chris stated that the attorney has begun communication with the developer – which has been ignored. The next step will be for the attorney to file a request for mediation.
 - b. What about the median strip? Watering has not ceased; mowing has been generously done by a homeowner; plants could be removed/replaced but it is county property.
 - c. Is more financial information available? The goal is for financial statements to be available on the website beginning in January. Very little has been spent recently; finances are tight!
 - d. Issue with a specific pond: severe eroding is occurring. Must wait until finances are available.
 - e. Kids with skates and skateboards on basketball/tennis courts. Community must stand up when necessary. Board will address issue.
 - f. Traffic safety – speeders. Neighborhood Watch has been working on it.
4. Old Business
 - a. Amendments to Declarations of Covenants, Conditions, and Restrictions
 - i. Number required for approval of membership (Art. VII, Sec. 5): Motion made and passed unanimously to approve proposed amendment per attorney's wording with change to 2/3rds majority.

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- ii. Elimination of requirement to park in garage (Art. III, Sec. 33): Motion made and passed unanimously to approve attorney's wording.

5. New Business

- a. Amendment to By-Laws: changing quorum requirement (Art. III, Sec. 6) Motion made and passed unanimously to accept wording as presented:

The presence at the meeting of members entitled to cast, or of limited or general proxies entitled to cast, *twenty percent (20%)* of the votes of the Members shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn without notice other than announcement at the meeting. *Prior to adjournment, the Board of Directors shall designate a rescheduled meeting date, which shall be not less than seven (7) days thereafter. At such meeting a quorum shall be those members entitled to cast a vote, or of limited or general proxies entitled to cast a vote.* Unless otherwise provided in the By-Laws, the Articles of Incorporation, or Declarations, decision shall be made by a majority of the voting interests represented at a meeting at which a quorum is present.

- b. Motion made and passed unanimously to submit amendment to change tank usage as previously submitted to members with the change that tanks shall be buried.
- c. Legal Issues – report from GPI
 - i. The board to contact the attorney prior to commencing lawsuits for clarification of costs and implications.
- d. Items from board members
 - i. Motion made and passed unanimously that skateboards, scooters, inline skates, and other similar items are not allowed on basketball courts and playground and signage shall be obtained as funds are available.
 - ii. Noah to arrange for Bob Tankel to be at the annual membership meeting.

6. Meeting adjourned at 8:43

Submitted

Jerry W. Pemberton

Secretary