

**HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 8, 2011**

I. CALL TO ORDER

Curt Zeigler, President of Homeowners Association at Suncoast Lakes, Inc., called the Board of Directors meeting to order at 7:49 P.M., on February 8, 2011, at the Word of Life Conference Center (GTAC Conference Building, 13247 Word of Life Drive, Hudson, Florida 34669).

II. ROLL CALL/DETERMINATION OF QUORUM/NOTICE OF MEETING

Directors Present: Curt Zeigler, Leonard Guffey, Ed Cardona

Directors Absent: Kelley Garner

Staff Present: Janet MacNealy

Guests Present: Attorney Marielle Westerman

Notice: Notice of meeting posted 48 hours in advance.

III. APPROVAL OF MINUTES

A motion was made by Leonard Guffey to approve the minutes of January 11, 2011 (to be amended to reflect the Board authorization of legal proceedings), seconded by Ed Cardona. All in favor. Motion passed.

IV. REPORTS

A. Financial report: Leonard summarized the treasurer's report. **A motion was made by Ed Cardona to accept the treasurer's report, seconded by Curt Zeigler. All in favor. Motion passed.**

A motion was made by Ed Cardona to move \$100,000 from checking to money market, seconded by Leonard Guffey. All in favor, Motion passed.

B. Management Report: Janet provided the Management report – **A motion was made by Leonard Guffey to accept the Management Report, seconded by Ed Cardona. All in favor. Motion passed.**

C. ACC Report: Bob Yannity – There were 14 applications at the last meeting - 11 were approved and 3 were denied. They are waiting to hear from the county regarding enforcement of trees that were planted in right of way. The committee would like Greenacre Properties to check for the required new construction form and that the form is initialed that the homeowner will not start construction until they have received approval. The ACC changed their meeting dates to the last Wednesday of the month at 4:30. The Committee noted also that the website has both the old and new form but the old form needs to be deleted from the site.

D. LEGAL – Marielle Westerman

The Board authorized Robert Tankel to file lien foreclosures on the 5 following properties:

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Janet will follow up with Robert Tankel regarding rentals also and the Board will look at the properties to advise if these appear to be occupied or vacant.

VII. NEXT MEETING

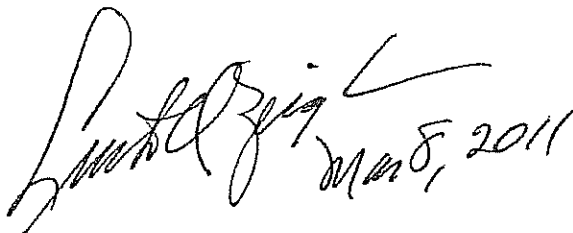
The next Board Meeting is scheduled for March 8, 2011, at 7:00 P.M., at the Word of Life Conference Center (GTAC Conference Building, 13247 Word of Life Drive, Hudson, Florida 34669.

VIII. ADJOURNMENT

There being no further business to come before the Board of Directors, the Board unanimously approved a motion to adjourn at 9:30 P.M. All in favor.

Respectfully Submitted,

Deanna Katz
For the Secretary



Robert Tankel
March 8, 2011