

HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC.

Board of Directors Meeting
June 17th, 2008 @ Pool Clubhouse

Management Report

FINANCIAL REPORT

1. A copy of the financial report for the period ending 05/31/08 was sent to all Board Members via e-mail.
2. As of 06/13/08 there were approximately 117 owners on the aging list (~23%). Of those 117, 78 owners are already with the attorney for collections. The remaining 39 are being transferred to the attorney since time has expired on the reminder letters.
3. The 2007 audit is complete and attached for your review.
4. In looking ahead to the 2008 budget, the Board may wish to consider a 10% (approx.) increase to assessments given collection performance.

VIOLATIONS REPORT

1. The current violations spreadsheet is attached for your review.
2. Over 100 violations have been corrected since November.
3. There are approximately 84 standing violations observed at last inspection.
4. I request that 3 more owners be referred to the attorney.

ARCHITECTURAL CONTROL COMMITTEE

1. The ACC spreadsheet is attached for your review
2. The next ACC meeting is Wed., June 25th at 7:00 pm at the Pool Clubhouse
3. There are 3 applications pending.

LEGAL

1. Atty Tankel was informed that the HOA will no longer use him for violations. Marielle Westerman was chosen at the last meeting and I have been working with her on owners in violation. On June 10, she completed mailing 18 owners demand or pre-suit mediation letters. See "referred to legal" attached spreadsheet.
2. Atty Tankel completed editing the proposed amendments to go before the community. Attached are the Notice of Meeting and Proxy for your review.
3. The Grandfathering Memo drafted by Tankel was mailed out 5/23. I will share the file of responses with the Board at the meeting. The Resolution by Tankel is complete and will be ready for the next meeting.

BIDS

1. Robert Hall of Hall Const. has provided a breakdown of his original estimate for improvements to the clubhouse and wishes to be paid at the completion of each separate phase (example: A/C installation, wall window & door installation, etc.)
2. Wilson Tractor, the vendor fixing the ponds, has provided a brief description of the work he will perform. He will warranty his work for one year excluding sod (see attached).

GENERAL

1. The towing signs are finished and are ready for installation. I have a new contract to be signed. Please choose who will have towing authorization.
2. A locksmith has checked and greased the lock on the clubhouse door due to complaints that entrants were having difficulty with it.
3. A follow-up visit by the Cnty. Health Dept. was performed by Otto Georgie, Inspector. The area passed the inspection. A new license is posted.
4. The bathroom stall door was rebuilt and installed by Bob Hall
5. The parking lot adjacent to the model home on Deerberry and Burning Bush continues to be a nuisance. I spoke with Shirley Curley of FC Suncoast LLC, who explained that they intend to clear the lot but do not have a start date yet.
6. A ~65 foot dead pine tree was cut down for \$125. It was on land owned by the Assoc and threatened 2 homes on the north end of Rain Lily Pass.
7. The tables in the clubhouse need to be repaired. I can arrange for a handyman to fix the loose/missing hardware for the tables.
8. Cornerstone Hardscapes predicts the pool area deck repair should be completed by Fri., 6/20.

Respectfully submitted,

Noah Jacobson

Community Association Manager
HOA at Suncoast Lakes