

MEETING MINUTES

HOA EMERGENCY MEETING MINUTES

Date: 04/17/2024

Time: 6:30 PM

Meeting called to order by: HOA Board

IN ATTENDANCE

HOA Board, Residents

AGENDA

Update on the Change in Management Company of the Summerstone Community

MINUTES

1. This meeting is called in order to update the community on the progress with the turnover to the new management company (First in property Management).
2. The board has signed the contract with the new management company. There were multiple rounds of negotiation and document updates post which the contract was signed
3. The issues with Access Management in the interim is still continuing
 - Issues with the HOA fees payment online not working/double deducting
 - Non-payment to vendors thus incurring late fees
4. Access Management has provided the board with the turnover audit. Board provided a brief update to the residents on the same and advised that some observations/concerns have been raised with the Access Management. Pertinently there is an underfunding of about \$40K which is being claimed as due to the developer. This needs to be further discussed with the developer.
5. Community members asked about
 - What is the difference between the developer and builder- Board clarified that Forestar is the developer which had purchased the land and developed the community whereas D.R.Horton is the builder which built the homes. Access Management was appointed by Forestar to manage the community.
 - Residents enquired more details about the new management company to which Board informed that details would published during the transition process and it is a local company situated in Wesley Chapel.
 - Requested the patience of community while the new company takes over and works its way through the processes.

6. Residents were advised that the turnover audit meeting will be open to all. However board will collate all the questions from the residents and will ask the developer on behalf of the community.
7. Board requested the residents to bring out all the issues in the common areas which they feel that the developer has missed or needs to be fixed.