

## Spring Lake Homeowners Association

### Board of Directors Meeting

May 20, 2015

Shelley Kuroghlian called the meeting to order at 7:05 PM.

Directors present: Koren DeRusso, Shelley Kuroghlian, Tim Bishop, Jack Russell, Michael Andre and Phil Kolettis from Ameritech. Absent: Mary Lou Quinn, Geoff Barnes

#### **President's Report:**

Shelley discussed recent neighborhood inspection for code violations by City of Clearwater Code Enforcement Officer, Nilda Espinosa, and Shelley. The code issues included Mold and Rotting siding on homes, as well High grass/weeds and % of Greenery in yards. She gave us the list of the addresses of violators that they compiled together. To follow: Nilda will send letters from the City to the homeowners of the homes on the list. There will be no monthly meetings in July and August, unless there is an urgent/special reason to have one. Motion to accept by Koren DeRusso; 2<sup>nd</sup> by Tim Bishop. Approve unanimously.

#### **Secretary Report:**

April minutes presented by Koren DeRusso. Motion to approve by Tim Bishop; 2<sup>nd</sup> by Jack Russell. Approve unanimously.

#### **Treasurer's Report:**

Michael Andre reported Report for month ending April:

Total Income: \$15,727.10

Total Expenses: \$9,214.69

Cash on Hand: \$51,167.08

\$8,900 in delinquent HOA fees. Only 2 Lots over 90 days = \$6,800 of \$8,900

Motion to approve by Koren DeRusso; 2<sup>nd</sup> by Shelley Kuroghlian. Approved unanimously.

#### **Architectural Committee:**

Lot#81, 1809 Springwood Circle S requested replacing fence. Lot#52, 2196 Springrain presented paint color to paint house. Both approved. Lot#63, 2218 Springrain painted house without submitting to committee for approval. Paint job was poorly done. Letter will be sent to tell them to touch up trim, which was partially painted over. Hardwood trees are being cut down in yards with no City permit. Letter will be sent to violators and a reminder posted to other homeowners that permit must be obtained, before cutting down HARDWOOD trees.

**Management Company Report:**

**Delinquency Status:**

1 Demand Letter sent .

3 Attorney Letters sent

3 Delinquent Letters sent

21 Violation letters sent

Renters of Lot#1 have moved out. Phil will look into whether or not we can still collect rent from next occupant to cover delinquent HOA fees. If 1<sup>st</sup> mortgage, HOA rules may say that we can't. We are still waiting for final costs of lake erosion project and fence replacement.

Motion to approve by Koren DeRusso; 2<sup>nd</sup> Tim Bishop. Approved unanimously.

***Old Business:***

The name of the new committee and its 3 members formally appointed at our last meeting to review fines assessed by the Board for non-compliant homeowners, will be called the "Compliance Committee" (not the fining committee as mentioned in previous minutes). All 3 members of this new committee, Steve Oakes, Chairman, Rich Beddie, and Isaiah Naylor were present at our meeting. Phil presented "Compliance Committee" Guidelines and Procedures, in accordance with the Florida Statute and HOA documents from another HOA, for us to use as a "Template" for our committee. We all agreed to use these documents to create the Guidelines and Procedures for the Springlake HOA "Compliance Committee". We established a list of top 10 violations and agreed on a fine of \$100 per day up to \$1000 for any violation on the list. After SECOND violation letter is sent to homeowner, they will have the following time frame to correct or submit a PLAN to correct violation before fines begin: 24 hours for garbage/recycle bin left out; 1 week for yard/landscaping issues; 30 days for major projects, such as painting or replacing siding or roof on house. Notice to homeowners about the fining process and the procedure to appeal their fines to the "Compliance Committee" will be posted on our website: SPRINGLAKEHOA.ORG Phil will have password removed, so access to website is easier for everyone.

Motion to adjourn meeting at 8:50 PM by Michael Andre; 2<sup>nd</sup> by Jack Russell.

***NEXT BOARD MEETING: WEDNESDAY, June 17@ 7 PM AT THE CLUBHOUSE.***

Respectfully Submitted,

*Koren DeRusso*

Secretary of the Spring Lake HOA

Minutes subject to approval

