

Spring Lake Homeowners Association

Board of Directors Meeting

September 16, 2015

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

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

President's Report:

Shelley read letter to HOA from Pinellas County Mosquito Control addressing homeowners who are contributing to mosquito/health issues in our neighborhood. Standing water and pine needles are most common "culprits" in Spring Lake neighborhood. Letters need to be sent to homeowners to correct these issues. Board approved an Affidavit authorizing the Clearwater PD to issue trespass warnings to trespassers, especially in the common/pool areas of our neighborhood. Paperwork will be submitted. A copy of current HOA Rules and Regulations needs to be sent to Ameritech to post on HOA website.

Motion to accept by Koren DeRusso; 2nd by Tim Bishop. Approve unanimously.

Secretary Report:

May minutes presented by Koren DeRusso. Motion to approve by Michael Andre; 2nd by . Approve Tim Bishop. Approved unanimously.

Treasurer's Report:

Michael Andre reported for month ending August:

Total Income: \$14907.24

Total Expenses: \$7553.32

Cash on Hand: \$65887.09

\$4994.41 in delinquent HOA fees, \$3232.41 = 3 homeowners (down from \$8900 in at end of April). Lot #1 paid in full, approximately \$5000, including attorney fees.

Motion to approve by Koren DeRusso; 2nd by Geoff Barnes. Approved unanimously.

Architectural Committee:

Lot#89/2268 Springwood Circle W: Paint house = approved

Lot#51/2194 Springrain: New Roof = approved

Lot#134/1881 Springbush: Paint house = approved

Lot#28/2227 Springrain: New fence = approved

Lot#81/1809 Springwood Circle S: Paint house = approved

Lot#54/2200 Springrain: New gutters = approved

Lot#156/2258 Springflower: Concrete slab back yard = approved

Lot#136/2258 Springrain: New fence = approved, WITHIN PARMETERS SET IN HOA RULES

Lot#53/2202 Springrain: New siding = approved

Lot#75/1845 Springwood Circle S: Installation of hurricane resistant mesh on windows and doors = approved, but must only be on when a storm is imminent.

Management Company Report:

Delinquency Status:

Rule change: Demand letters are now immediately sent from attorneys, instead of the previous “step” system involving Ameritech:

3 Attorney letters sent

1 Bankruptcy

Phil will send letters to Lot#161/2233 Springwood Circle W about making their side fence shadow box and to remove pine needles. Letters will be sent to Lots#105 &106/1860& 1866 Springwood Circle N to correct back property dividing fence to make it shadow box. Motion to approve by Koren DeRusso; 2nd Tim Bishop. Approved unanimously.

Old Business:

Discussed the repeat offenders of HOA rules and regulations. We identified a list of the Top 10 offenders and will be taking hard line with them. The top violations continue to be paint/siding on houses. Lawn issues, illegal parking and trash cans not being out of view. Final letters will be sent to this Top 10, including when \$100/day fine will begin (depending on type of violation). They will be given 14 days with the date and time specified in each letter that the Compliance Committee will be at the Clubhouse for them to have opportunity to appeal their case/fines. The Compliance Committee will have the power to vote “Yes” or “No” to the fines. If the homeowner does not show up at the Compliance Committee meeting, the fines will continue to a maximum of \$1000. As the first Top 10 complies, we will make a list of new Top 10 and continue the above process.

New Business:

Shelley moved to include in our HOA parking rules/regulations in commercial vehicle/logos section, that homeowners/residents with Police vehicles can park with logo displayed in SpringLake. Approved unanimously by the Board.

Motion to adjourn meeting at 8:50 PM by Koren DeRusso; 2nd by Jack Russell.

NEXT BOARD MEETING: WEDNESDAY, October 21, 2015 @ 7 PM AT THE CLUBHOUSE.

Respectfully Submitted,

Koren DeRusso

Secretary of the Spring Lake HOA

Minutes subject to approval