

Spring Lake Homeowners Association

Board of Directors Meeting

January 20, 2016

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

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

President's Report:

Shelley moved for the Board to vote to approve the Sea Wall, instead of Geo Web, as the solution to the lake erosion issue. Motion to approve by Koren DeRusso; 2nd by Michael Andre. Approved by majority vote of 6-1. Shelley also moved to approve the "stone looking" wall as the replacement for the perimeter fence, and to replace the common area fencing with new shadow box fencing. Motion to approve by Michael Andre; 2nd by Mary Lou Quinn. Approved by majority vote of 6-1.

At next meeting we will select/confirm contracting company for Sea wall project and fencing company. Also, we will finalize the cost and financing of both projects.

Secretary's Report:

Koren read minutes from December meeting. Motion to approve by Michael Andre; 2nd by Tim Bishop. Approve unanimously.

Treasurer's Report:

Michael Andre reported for month ending December, 2015 and YTD, 2015:

Total Income: Dec: \$23008.80 YTD: \$137841.71

Total Expenses: Dec: \$8674.37 YTD: \$72385.65

Cash On Hand: Dec/YTD: \$69410.29

Total Delinquencies: \$8095.00 (includes approx. \$5000 in fines) Fines for Lots# 65 and 161 will be sent to Attorney for collection.

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

Architectural Report:

No new requests.

Management Company Report:

Phil will complete his neighborhood inspection on Friday, 1/22.

9 Delinquent letters sent

2 Letters sent to Attorney

Old Business:

Phil presented an Application for New Owners and Renters (including background Check and interview process) for the HOA to utilize going forward. Motion to reinstate this Application by Koren DeRusso; 2nd by Geoff Barnes. Approve unanimously.

New Business:

None

Homeowner Input:

There have been multiple homeowners who have expressed concern over 3 properties and their occupants: Lots# 15, 10, and 140. All 3 properties have been leased by Catholic Charities for refugee families. Sgt. Lee from the Clearwater PD was at the meeting. He reported that they have visited 2/3 properties, and they see no issues with the occupants and there was no cause for alarm for other residents. One of neighbors of these properties' said the occupants keep to themselves, cause no problems, and actually keep up the property the best of anyone that has lived at the property. Unfortunately, the Board believes that none of these properties were rented in compliance with the HOA rules and regulations. We need our attorney, Ben, to attend next meeting to clarify for the Board what are rights are regarding these and other rental properties.

Motion to adjourn meeting at 8:45 PM by Shelley Kuroghlian; 2nd by Koren DeRusso

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

Respectfully Submitted,

Koren DeRusso

Secretary of the Spring Lake HOA

Minutes subject to approval