

Spring Lake Homeowners Association

Board of Directors Meeting

May 18, 2016

Shelley Kuroghlian called the meeting to order at 7:02 PM.

Directors present: Koren DeRusso, Shelley Kuroghlian, Tim Bishop, Michael Andre, Mary Lou Quinn and Greg Anderson from Ameritech. Absent: Geoff Barnes and Greg Gullick.

President's Report:

Shelley announced that the installation of the new fence will begin June 1 at the corner of Keene and Virginia. Timeline is to have the fence completed in 30 days. The contract with the Contractor for the sea wall to fix the lake erosion issue has been signed and they should begin the project soon. Completion in approximately 90 days. Shelley warned the homeowners that the pump draining lake water will be loud, but temporary. Motion to approve by Koren DeRusso; 2nd by Mary Lou Quinn. Approve unanimously

Secretary Report:

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

Treasurer's Report:

Michael Andre reported for month ending April:

Total Income: \$15,002.59

Total Expenses: \$6,817.49

Cash on Hand: \$63,684.66

Total in Delinquent HOA fees: \$5,220.00(\$3,550.00 over 90 days)

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

Architectural Committee:

Lot#93, 2292 Springwood Circle W: Landscaping plan to achieve 50% greenery. Approved (by city also).

Lot#105. 1860 Springwood Circle N: Pavers for driveway. Approved.

Lot#44, 2177 Springrain: Painted house BEFORE getting approval for the color. The color is NOT in the approved palate choices. Denied. Must re-paint with approved color.

We need to put the approved color palate on the Springlake web site.

ARCHITECTURAL FORMS ARE REQUIRED FOR ANY CHANGES MADE TO EXTERIOR OF HOME, INCLUDING THE HOME ITSELF, LANDSCAPING AND DRIVEWAYS. FORMS CAN BE FOUND ON SPRING LAKE WEB SITE, BY CALLING AMERITECH @ 727-726-8000 OR TIM BISHOP @ 727-733-3008.

Management Company Report:

14 Violation letters sent (after latest neighborhood inspection)

2 Demand letters

4 letters sent to attorney

Greg let us know that the loan funds are available to be moved to our Operating Expenses, when needed. Greg will also send out a letter to homeowners reminding them of our HOA rules on trash cans and trash being left out.

New Business:

Shelley presented the final document for our Amendment requiring that **new** homeowners must occupy their home for 36 months before they can rent it out. Motion to approve amendment by Michael Andre; 2nd by Koren DeRusso. Approved unanimously.

Amendment will require a vote of the homeowners at next meeting to be passed and implemented.

Homeowners Input:

A few homeowners expressed frustration and concerns about the communications between the Board and homeowners. The Board explained that the best ways for homeowners to keep up on what is going on in Springlake is to attend the monthly meetings and/or read the monthly minutes, which are posted on the Springlake web site and in a box in front of the clubhouse. To help improve communications even further, homeowner, Kim Sanders, kindly agreed to be the Chairperson of a new Communications Committee. She will get 1-2 individuals to help her and will attend the Board meetings. We are also going to continue to obtain email addresses from ALL homeowners to use for communication purposes. We hope, with the permission of each homeowner, to have a directory put together for our neighborhood.

There seems to be a conflict for a few homeowners between violations of the Springlake HOA and the City of Clearwater. Unfortunately, the Board has no control over the City of Clearwater reaching out to individual homeowners, who are in violation of city code.

A homeowner expressed concern over the fact that when she wanted to rent the clubhouse and no one present at the Ameritech offices knew where the rental agreement was. Greg will work to make sure this doesn't happen in the future. He did recommend calling the office ahead of time, so the form would be at the front desk. There also seems to be an issue with keys to clubhouse and who exactly has them, which is a security issue. So, Greg is going to get the clubhouse door re-keyed and have system in place to keep track of which vendors have keys for the clubhouse and pool gate. Greg will also remind

vendors, like the pool service, lawn service and maintenance man, Jay, to keep gate to pool/common area closed at all times for security reasons.

The Board was very happy to see a nice attendance of homeowners at this meeting!

Motion to adjourn meeting at 8:56 PM by Michael Andre; 2nd by Koren DeRusso.

NEXT BOARD MEETING: WEDNESDAY, June 15 @ 7 PM AT THE CLUBHOUSE.

Respectfully Submitted,

Koren DeRusso

Secretary of the Spring Lake HOA

Minutes subject to approval