

## Spring Lake Homeowners Association

### Board of Directors Meeting

November 16, 2016

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

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

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

Shelley discussed the 4 types of plants on display on the bottom of the new fence on Virginia. These plants will be planted along the entire perimeter to fill in the bottom gaps of the new fence. Shelley recommended the Board go with the Oyster plants, second from the left. **She asked that each Board member email her our "vote" on which plant to go with.** Our landscape company will plant them, after the dirt is placed and leveled along the bottom of the fence line(to fill in holes) by Jay. **IF THERE ARE HOMEOWNERS WITH THE PERIMETER FENCE IN THEIR BACK YARD, WHO NEED HOLES IN THEIR BACKYARD FILLED IN WITH DIRT, THEY MUST LET AMERITECH KNOW.**

#### **Secretary Report:**

October minutes presented by Koren DeRusso. Motion to approve by Mary Lou Quinn; 2<sup>nd</sup> by Geoff Barnes. Approved unanimously.

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

Michael Andre reported for month ending October:

Total Income: \$14086.83

Total Expenses: \$8740.93

Cash on Hand: \$60934.84

Total in Delinquent HOA fees: \$5663.68(\$5200.00 over 90 days)

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

#### **Architectural Committee:**

2273 Springrain/ Lot#6: Request to build deck in back yard. We must ask Bob to give us borders for safe digging zones for 14 properties affected by new sea wall.

#### **Management Company Report:**

Phil let Board know that legally we still can't levy fines because the Board never officially approved the fining protocol. SO, motion by Shelley Kuroghlian, and 2<sup>nd</sup> by Michael Andre **that the following item will be added to agenda of Board's monthly meeting going forward: Board discussing non-compliant homeowners and approving levying fines.** Motion approved with a majority vote 5/6. One Board member abstained, due to the fact that he is currently on the non-compliant list.

26 new violation letters sent. 8 units ready FOR fining. The following properties must comply with request letters or be subject to fines:

### **Compliance / Fines**

1894 Springbush – side yard & fence not clean of weeds

1840 Springbush – pine needles, mow lawn

1851 Springwood Cr S – P/W house mold

1868 Springwood Cr S – mow lawn, trash can in view

2233 Springwood Cr W – excessive pine needles in yard

2196 Springrain – P/W driveway

2206 Springrain – paint facia

2232 Springrain – P/W driveway

2241 Springrain – remove dead palm tree in rear

Greg Anderson will follow up the on following properties:

- 2247 Springrain/Lot#18: Commercial vehicle parked in driveway. Must remove signage or park in garage.
- 2264 Springflower/Lot#155: Side of house moldy and full of junk...must clean side of house and remove junk.
- Call sea wall construction company and ask them to remove debris from the land bridge.

### **Old Business:**

Greg received 2 estimates to trim the trees in common areas and trees that are hanging too low over the sidewalks and streets. He is going to do a walk through with both companies again, get estimates, and let the Board know the final estimates. The Board approved the funding for the tree trimming and will go with the lowest estimate. Letters will be sent to homeowners who have a sidewalk in front of

their property and give them the choice of trimming the trees themselves ( to the specified height off of sidewalk) at their expense in 15 days, or our tree trimmers will do it at the expense of the HOA. We plan to have the tree trimming done by December 25!

Greg received an estimate for the 14 homeowners on the sea wall lake for gutters and drainage systems in accordance with Bob Hugensmidt's approved specs. Greg will send letters to the 14 homeowners with their estimates, and the approved specs, if they decide to do the project themselves. They must let him know if they want to use his company or their own.

#### **New Business:**

The Board discussed refurbishing the playground equipment versus replacing. The cost will be \$849.40 versus several thousand dollars to replace. Michael Andre made a motion to refurbish versus replace the equipment. 2<sup>nd</sup> by Mary Lou Quinn. Approved unanimously.

#### **Homeowners Input:**

Marilyn Barmore, 1850 Springwood Circle S/Lot#143 expressed her disappointment with the lack of communication and ultimate decision to not allow gates in the new interior common area fence, including in her backyard. Michael Andre apologized for our communication lapse (although it was discussed at HOA meetings and was in the monthly minutes) and explained the decision was due to security concerns. Marilyn understands now why the decision was made. It was reiterated that a letter must be sent to homeowners bordering the central common area that, due to security concerns, there can be no gates from their properties into the common area. The one gate that has been installed has been removed at our expense. **Any future gates will be noncompliant, will be immediately reported to the Clearwater PD as vandalism, and will be removed at the owner's expense.**

Motion to adjourn meeting at 8:30 PM by Koren DeRusso; 2<sup>nd</sup> by Mary Lou Quinn.

***NEXT BOARD MEETING: WEDNESDAY, December 21@ 7 PM AT THE CLUBHOUSE.***

Respectfully Submitted,

*Koren DeRusso*

Secretary of the Spring Lake HOA

Minutes subject to approval

