

Spring Lake Homeowners Association

Board of Directors Meeting

January 18, 2017

Shelley Kuroghlian called the meeting to order at 7:03 PM.

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

President's Report:

Message from the Clearwater PD: Homeowners should keep valuables hidden and car doors locked, while parked in driveways. And, keep garage doors closed when not in the garage. Active thieves in the city/neighborhood. Greg will send out letter to homeowners reiterating the HOA parking regulations. This letter will include the boundaries in front of your and others' homes, where you can and cannot park, as well as rules on commercial vehicles. Shelley will check with city about city code in regards to parking between stop signs. Landscaping company needs to complete adding fill dirt to perimeter fence line, and then put in oyster plants. Mr. Rupe at 2247 Springflower/ Lot#146 did not repair gate in fence compliantly. Greg will send a letter thanking him for the effort, but since repair is not compliant, we will be replacing the fence at HOA expense this time only! One piece of fence needs to be installed at 1875 Springbush/Lot#133 to complete fence.

Secretary Report:

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

Treasurer's Report:

Michael Andre reported for month ending December:

Total Income: \$13,670.94

Total Expenses: \$12,138.09

Cash on Hand: \$31,944.42

Total in Delinquent HOA fees: \$9,383.48 (\$2000 new on 2 properties)

Motion to approve by Koren DeRusso; 2nd by Greg Gullick. Approved unanimously.

Architectural Committee:

Greg must send letter to 1851 Springwood Circle S/Lot#74: Painted house with no Architectural request form. Trim color is not in compliance and must be re-done.

Old Business:

Greg will check all fences separating homes' backyards on perimeter to insure they are shadow box and meet up with new fence line. Greg will check with Phil on whether or not the trees in central common area were part of the recent tree trimming job. If not, trees need to be trimmed in playground area and trees hanging into 2253 Springflower/Lot#147 backyard. Board voted unanimously to pay for completion of this job by same company.

Management Company Report:

5 - 90 day delinquency letters sent to attorney

11 - Violation letters sent: 3 homeowners already responded that they will comply.

They are as follows: 1856 Springwood Circle S/Lot#142 will replace mailbox; 2206 Springrain/Lot#57 will paint fascia; 2246 Springflower/Lot#158 will hire tree trimmer to trim palm trees in yard.

10/21 of last month Violation letter recipients have complied!

Greg let us know that a new aluminum gate (improved and lighter design) was installed into pool area. Fencing was completed around tennis courts. Drainage system completion is on hold, as contractor passed away and new one needed to do project. Greg will get 2 bids and send email to Board for approval of one of the bids. Michael Andre asked that Greg look into our engineer's review of Mr. Steve Hayes at 2247 Springrain/ Lot#18 sea wall issue. And, to have his response to Mr. Hayes ready for the Annual Meeting in March

Compliance/Fines:

1. 2221 Springrain/Lot# 31: Lawn needs edging
2. 2225 Springrain/Lot#29: Power wash driveway and sidewalk
3. 1840 Springbush/Lot#122: Remove pine needles
4. 1894 Springbush/Lot#131: Clean side yard and fence area by removing weeds.

Motion to initiate fines on these 4 properties by Greg Gullick; 2nd by Michael Andre. Approved unanimously.

New Business:

None

Homeowners Input:

None

Motion to adjourn meeting at 8:17 PM by Koren DeRusso; 2nd by Greg Gullick.

NEXT BOARD MEETING: WEDNESDAY, February15, 2017 @ 7 PM AT THE CLUBHOUSE.

Respectfully Submitted,

Koren DeRusso

Secretary of the Spring Lake HOA

Minutes subject to approval