

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

June 21, 2017

Directors present: Michael Andre, Tim Bishop, Rachel Pifer, Gregory Gulick, Shelley Kuroghlian

Directors absent: Mary Lou Quinn, Koren DeRusso,

Ameritech Representative: Greg Anderson

Location: The Clubhouse at 1855 Springbush Lane, Clearwater, FL

Called to order at 7:00pm by President Michael Andre.

SECRETARY REPORT

- President waived reading of pre-reviewed minutes.
- Rachel motion to approve minutes.
- Shelly seconded.
- Unanimously approved.

TREASURERS REPORT:

- Revenue: (Actual/Budget) \$13705.28 / \$14535.00
- Expenses: (Actual/Budget) \$14957.70 / \$13515.81
- General Account Balance: \$2807.53
- Total Delinquencies: \$10,991.29
- Less than 30 days: \$1475.00
- 30-60 days: \$809.38
- 60-90 days: \$40.00
- Over 90 days: \$8666.91
- Shelly motion to approve; seconded by Gregory.
- Approved unanimously.

ARCHITECTURAL REPORT:

- Lot 117 : New roof. Approved.
- Lot 106 : New roof. Approved.
- Lot 163 : Enclose front entrance. Approved.
- Lot 99 : Painting house. Approved.
- Lot 45 : Re-landscaping. Approved. Conditional on no vegetables in front yard.

MANAGEMENT REPORT:

(Prepared by Greg Anderson)

Violations

Between May and June

- 7 homeowners brought their homes into compliance
- 11 new violation letters were mailed
- 12 new hearing notices were mailed
- 14 homeowners are working on their violations

Delinquencies

- Legal update from Rabin Parker was emailed to the board 6-16-17.
- Not included on the legal update was:
- Final demand and intent to lien initiated on 1894 Springbush owner paid in full.
- The board may choose to move forward with placing the lien on 2241 Springrain.
- Homeowners on payment plans are current.
- One homeowner is over 90 days delinquent.

Maintenance

- A new stainless steel Elkay wall hung drinking fountain was purchased and installed at the pool. The work included electrical work to replace the outlet for the fountain.
- The pool bathroom floors have been painted.
- The leaves have been cleaned away from the playground perimeter shrubs.

Old Business

- Underground drainage through seawall. Four homes' underground drainage are complete. One homeowner has turned Absolute Gutters away before downspout work was complete.

New Business

- The permit for removal of the two oak trees on the east side of the clubhouse parking lot have been granted. The permit has no references to having to replace the trees. We are in receipt of two bids for the removal and stump grinding. One from Peckerhead Tree Service for \$3200 and one from Boen's Tree Service for \$2500.
 - The new No Trespassing sign on the fence across the land bridge has been stolen.
- Additional discussion during management report:
- Reported difficulty with online payment. Will be investigated by Ameritech.

UNFINISHED BUSINESS:

- Board vote on tree removal off clubhouse parking lot.
 - The City granted approval to remove the trees near the clubhouse with no requirement to replace them.
 - Bids presented in the management report.
 - Motion by Michael to accept bid at \$2500 for tree removal; seconded by Gregory. Unanimously approved.

NEW BUSINESS:

- No new business from board members.

Adjournment: Motion to adjourn by Shelly seconded by Gregory. Approved unanimously.

Minutes subject to approval.