

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

December 19, 2018

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

Directors absent: Koren DeRusso.

Ameritech Representative: Greg Anderson

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

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

Proof of notice of the meeting. Notice posted at clubhouse. Signs in place for community notification.

Determination of a quorum.

PRESENTATION

- Stephan C. Nikoloff from Cianfrone, Nikoloff, Grant and Greenberg, PA. Attorney at Law.
- The purpose of this presentation was to investigate our concerns about the permitting and approval process for the new community of condos that is developing across from our lake.
- It is recommended that we get out in front of our concerns with the developer of the property due to plans they have of draining their retention pond into our lake, which is our private property.
- It is further recommended that we get SWFMD involved in reviewing / approving as they have the power to stop a development over the approval of the City of Clearwater.
- It is important that we start this soon before the developer has sold the units.
- Logistics of retaining this law firm if we choose to move forward. No retainer fees. There is a form we would sign stating that the firm represents us. We would be billed monthly based on the work done. Approx \$220/hr (tenth of an hour basis). There are some set costs for some services (i.e., filing liens, certified mail, etc.). This information will be included in a representation packet from the firm.
- Motion by Michael to start the retention process for this firm; seconded by Gregory; passed unanimously.

SECRETARY REPORT

- Minutes read by secretary report.
- Michael motion to approve minutes from last month.
- Rachel seconded.
- Passed unanimously.

TREASURER'S REPORT:

	Actual	Budget	YTD Actual	YTD Budget
Revenue	\$12,954.86	\$15,390.00	\$131,997.38	\$123,120.00
Expenses	\$8,684.72	\$14,145.66	\$85,573.92	\$113,165.28
General Account Balance	\$10,923.69			
Total Delinquencies:	\$5,504.66			
Less than 30 days	\$1,620.18			
30-60 days	\$670.00			
60-90 days	\$220.00			
Over 90 days	\$2,994.38			
Lot#050	\$399.38			
Lot#091	\$1,185.00			
Lot#161	\$2,160.00			
Total	\$3,744.38			

- Motion to approve report by Shelly.
- Seconded by Gregory.
- Approved unanimously.

ARCHITECTURAL REPORT:

- 2244 Springwood Cir. West : Landscaping request. Approved.
- Some houses have signs for landscaping company being present for too long; management company will investigate.

MANAGEMENT REPORT:

(Prepared by Greg Anderson)

Violations

Between November and December

- 3 homeowners brought their homes into compliance.
- 16 new violation letters were mailed.
- 3 hearing notices were mailed out for the December 18 hearing meeting.

Delinquencies

- 2233 Springwood Circle the court denied the defendant's motion to strike the second amended uniform final judgement of foreclosure.
- 2280 Springwood Cir. W. a letter of intent to lien has been mailed.

- 2192 Springrain a claim of lien has been filed and their delinquency is decreasing.
- 2245 Springrain is \$320 delinquent. 2252 Springrain is \$289 delinquent. 1827 Springwood Cir. S. is \$280 delinquent. Manager recommends a letter of intent to lien be mailed.
- Four other homeowners are two months delinquent.
- There are no other delinquencies worthy of note.

Maintenance/Administration

- A&M Tree Service has been asked to trim the shrubs and trees at the southern lake.
- Affordable Work Orders has been asked to remove the handicap parking sign in front of the clubhouse.
- Sam Swinton has been asked to estimate repairs on the entrance wall on the east side of the Virginia entrance.
- Stephen Nikoloff of Cianfrone, Nikoloff, Grant & Greenberg, P.A. has been asked to attend the December board meeting to discuss the new construction that is proposed along the east side of the northern lake.
- Changes have been made on the website regarding the director's term expiration dates, mailbox policy and the policy on pavers next to driveways.
- Sunsplash pools has made repairs to the vacuum pump on the pool.

UNFINISHED BUSINESS:

- Continued parking concerns expressed at meeting:
 - 2287 Springwood Cir. West : Front facing fencing is missing on both sides and there is a problem with parking appropriately.
 - 2245 Springrain Drive : Parking concerns as well.
- The Little Library is installed at the clubhouse.

NEW BUSINESS:

- Concerns about the increase in the solicitation. We need to start enforcing no-solicitation signs. We were told by the police that we need green signs that say no solicitation.
- There is an increase in the number of break-ins recently. This includes vehicles that are locked.
- We are investigating if we can use money from the reserves to update the clubhouse. We could pull roughly \$8000 from reserve maintenance, but the quote was \$15,000. We are investigating if we can do this piecemeal for much cheaper. The management company will investigate if we can do this cheaper.
- There will be a Board Work Evening to help clean out the closet at the clubhouse.

Adjournment: Motion to adjourn by Gregory at 8:49pm seconded by Shelly. Approved unanimously.

Minutes subject to approval.