

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

Nov 21, 2018

Directors present: Michael Andre, Koren DeRusso, Tim Bishop, Gregory Gulick,

Directors absent: Shelley Kuroghlian, Rachel Pifer

Ameritech Representative: Greg Anderson

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

Called to order at 7:01 pm by President Michael Andre.

Proof of notice of the meeting. Notice posted at clubhouse.

Determination of a quorum.

SECRETARY REPORT

- Summary of pre-reviewed minutes reviewed..
- Koren motion to approve minutes from last month.
- Tim seconded.
- Unanimously approved.

TREASURER'S REPORT:

- Revenue: (Actual/Budget) \$ 15595.12 / \$ 15390.00
- Expenses: (Actual/Budget) \$ 8278.63 / \$ 14145.66
- General Account Balance: \$ 12,362.58
- Total Delinquencies: \$ 4436.65
- Less than 30 days: \$ 987.27
- 30-60 days: \$ 320.00
- 60-90 days: \$ 10.00
- Over 90 days: \$ 3119.38

- # Lot # 050: \$ 299.38
- # Lot # 078: \$ 335.00
- # Lot # 091: \$ 1085.00
- # Lot # 161: \$ 2060.00

- Total \$ 3779.38
- In regards to the overages from last month, this is still pending and management will report next month.
- The president also inquired with management regarding the policy of Ameritech in order to determine if there are unpaid bills or past-due bills. Management reported that we have no unpaid bills.

- Motion to approve: Greg
- Seconded: Tim
- Unanimously approved.

ARCHITECTURAL REPORT:

- Lot 63: Homeowner requesting addition of solar panels to the house. The current design is to place the panels on the east slope. Present and Architectural Chair will visit the property and review this for further consideration.
- Lot 117: Approval of installing house gutters. In regards to the violation letter regarding concrete sealer that resulted in the appearance of a painted driveway. This was deferred at the last meeting. Tonight it was reported that the driveway was treated to the point that it looks acceptable. Of note, it was reiterated that this is not a general approval for painting driveways. Future driveway modifications must be done through an architectural support. Motion by Tim; seconded by Koren. 3 for, 1 opposed. Motion carries.
- Some homeowners are placing vinyl business advertisements on their vehicles, which is a violation to have the parked regularly at the houses.

MANAGEMENT REPORT:

Prepared by: SPRING LAKE OF CLEARWATER HOA, INC.

Violations

Between October and November

- 8 homeowners brought their homes into compliance.
- 3 new violation letters were mailed.
- 3 hearing notices were mailed out for the December 18 hearing meeting.
- 1 car was towed.

Delinquencies

- 2233 Springwood Circle has been sent a notice of hearing on our motion for second amended uniform final judgement of foreclosure scheduled for November 28, 2018.
- 2280 Springwood Cir. W. was sold to a third-party purchaser. Counsel sent a certificate of title demand on Oct. 4, 2018 to the new owner. After 45 days, counsel will proceed with filing a claim of lien.
- 2192 Springrain is \$389 delinquent. A lien can be filed at any time. Motion Greg. Seconded by Michael. Passed unanimously.
- 2245 Springrain is \$220 delinquent.
- Three other homeowners are two months delinquent.
- There are no other delinquencies worthy of note.

Maintenance/Administration

- Munyan Restoration completed the repainting of the monuments, lettering and plaques on Keene Road and on the clubhouse. Munyan power washed the pillars at the

entrance of the southern pond off Springrain.

- Key Services rebuilt and repaired the landscape retaining walls at the front of the monuments on Keene Road, added some new plants and mulched and installed new LED lamps.
- Accurate Electronics completed the repair to the second pool gate that was not latching.
- Latest clubhouse in the kitchen replacement in the clubhouse is \$13,000. The counter itself can be done under \$5000. Tabled until after annual meeting.
- The new NO PARKING signs have been installed at the intersection of Springrain and Springwood Circle South.

PRESIDENTS REPORT:

- President reported that all of the signs have been fixed up. It was noted by management that the plants at the signage has the wrong plants planted in front of it, which will destroy the signs in the long term. We requested that the plants be replaced.
- The president is preparing a newsletter for homeowners and discussed the topics will include understanding the budget and understanding the proxy process.

UNFINISHED BUSINESS:

- 2250 Springwood Circle W : Sent a letter to update her request to remove her blocks from the block edging and replace with pressure treated 4x4 along the edge of the sidewalk where the block edges are. Currently still cinder blocks.
- In regards to the prior comments about police coming to the neighborhood: The police are stopping and ticketing people for stop sign running and illegal parking. The president requested that we send a thank you.
- In regards to the inappropriately located handicap parking, this needs to be investigated further immediately. Management reported that he do not need to have the handicap parking as this is private property. It will be confirmed and the sign will be removed.
- In regards to the new property that is being developed nearby, an attorney will be meeting with us about engaging in representation of the HOA.

NEW BUSINESS:

- It was also requested that we obtain a quote to improve the short wall on the north aspect of the property.
- It was also mentioned to update the board dates of expiration on the website.
- In regards to the pavers rule discussed at the prior meeting: "Pavers will be allowed to expand to the end of the garage structure. ARC approval is required." The president reported that there are many, many houses in violation of this. The president feels that this rule is overly arbitrary. The president made a motion to strike this rule; seconded by Greg; 3 for, 1 opposes. Motion carries.
- The president requested that management research how far in advance we can prepare the proxy forms. Management will research this and report next time.

Adjournment: Motion to adjourn by Koren at 8:25 seconded by Greg. Approved unanimously.

Minutes subject to approval.