

## **Springlake Homeowner Association of Clearwater**

Board of Directors Meeting

September 19, 2018

Directors present: Michael Andre, Koren DeRusso, Tim Bishop, Rachel Pifer, Shelley Kuroghlian  
Directors absent: Greg Gulick  
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 and signs posted.

Determination of a quorum.

### **SECRETARY REPORT**

- Rachael read minutes from August with motion.
- Koren motion to approve minutes from last month.
- Tim seconded.

### **TREASURER'S REPORT:**

- Revenue: (Actual/Budget) \$ 14030.41 / \$ 15390.00
- Expenses: (Actual/Budget) \$ 9335.38 / \$ 14145.26
- General Account Balance: \$ 9869.41
- Total Delinquencies: \$ 4093.65
- Less than 30 days: \$ 964.27
- 30-60 days: \$ 10.00
- 60-90 days: \$ 300.00
- Over 90 days: \$ 2819.38
  
- # Lot # 161: \$ 2060.00
- # Lot # 091: \$ 885.00
- # Lot # 078: \$ 235.00
- # Lot # 050: \$279.38
  
- Total \$ 3459.38
- Motion to approve: Shelly
- Seconded: Tim - Unanimously approved.

## ARCHITECTURAL REPORT:

- Lot #87 - 2250 Sprinwood Cir W : ON HOLD Replace/Repair flower bed Michael & Tim to walk over to discuss and decide on modification
- Approved Screen in back porch
- Approved Resod yard with St Augustine and remove crab grass
- Lot #102: - 1842 SpringWood Cir N. Approved - Replace Roof
- Lot #117 – 1865 Springwood Cir N. Approved replace windows
- Lot #27 – 2229 Springrain Dr Approved Build deck in back yard
- Lot #95 – 1800 Springwood Cir N Approved repair/replace fence with shadow box

## MANAGEMENT REPORT:

### Violations

Between August and September

10 homeowners brought their homes into compliance.

3 new violation letters were mailed.

4 hearing notices were mailed out for the October 16 hearing meeting. - 1 violation remains open (renting rooms) and difficult to verify.

### Delinquencies

2233 Springwood Circle has filed an emergency motion to cancel the sale. Our attorney filed a second amended final judgement. The property is scheduled for foreclosure sale October 2, 2018.

2280 Springwood Cir. W. was sold to a third-party purchaser. Counsel is attempting to collect the \$885+ delinquent balance from the third party.

2192 Springrain Dr. is \$279 delinquent.

1827 Springwood Cir. S. remains \$235.00 delinquent. There are no other delinquencies worthy of note.

### Maintenance/Administration

A new sign has been mounted on the gate to the play area behind the clubhouse, NO ANIMALS ALLOWED BEYOND THIS POINT \$100 FINE.

Manager met on site with the Clearwater Police Traffic Engineer and was advised to post FDOT approved No Parking signs at the intersection of Springrain and

Springwood Circle South where parked cars aren't wanted. Afterwards, Clearwater Police can patrol and ticket the illegally parked cars.

The clubhouse interior has been painted. We are waiting on a proposal to install new vinyl flooring. . Paradise Air performed repair work on the clubhouse air conditioner. Corrosion was found on the coil.

CE Welding completed the installation of wire mesh on the interior pool gate and painted it.

The preparation of federal tax return and cash receipts and disbursements has been completed. We are in receipt of one paint wheel from Sherwin-Williams for the membership to choose house paint colors from. We are waiting on a second one from Behr Paint.

Accurate Electronics has been called out to troubleshoot why the second pool gate is not latching. This work is in progress.

#### UNFINISHED BUSINESS:

NO old business

#### NEW BUSINESS:

- Shelly passed out flyers for the NO Boss Mayor and wants to put up signs on outside of community. Motion Michael seconded Tim Approved
- Shelly read the neighborhood Pride award and asked that we place it in the clubhouse motion Rachael Seconded Michael Approved

Adjournment: Motion to adjourn by Shelly at 8:15pm seconded by Tim

. Approved unanimously.

Minutes subject to approval.