

**Spring Lake Homeowners Association
Board of Directors Meeting
April 16, 2014**

Shelley Kuroghlian called the meeting to order at 7:00 PM

Directors present were: Koren DeRusso, Shelley Kuroghlian, Tim Bishop, Geoff Barnes, Mary Lou Quinn, and Phil Colettis from Ameritech. Absent: Jack Russell

President's Report:

Discussed need to fill Board seat vacated by Dave Camburn. Michael Andre, from Unit#133, submitted himself for consideration and explained his qualifications and motivations for being on the Board. Koren DeRusso nominated Michael Andre for the Board. Unanimously approved by Board. ELECTION OF OFFICERS: President and Secretary will remain the same, with Shelley Kuroghlian and Koren Derusso, respectively. Geoff Barnes will be Vice President and Michael Andre will be Treasurer. Michael will meet at Ameritech with former Treasurer, Dave Camburn, and Phil Colettis to complete the transition. Shelley briefly gave the Board an update on the status of the lake erosion mediation process.

Secretary's Report

February meeting minutes presented. Motion to approve by Tim Bishop; 2nd by Mary Lou Quinn. Approved unanimously.

Treasurer's Report

Phil Colettis reported **Annual** Report 3/31/2104:

- Total Income: 268,081.24
- Total Expenses: 227,088.35
- Cash on Hand: 40,992.89

Motion to approve by Koren DeRusso; 2nd by Tim Bishop. Approved unanimously.

Architectural Committee

Tim presented request from lot #171, 2293 Springwood Circle W to move side fence forward and to install back yard pool with screened enclosure/lanai. Fence approved. Pool and screened enclosure/lanai, as presented, denied. Motion to approve/deny by Shelley Kuroghlian; 2nd by Koren DeRusso. Motion unanimous.

Managers Report

Phil will be completing monthly inspection this week. Letter will be sent to Lot#15, 2253 Springrain about boat parked in street/driveway for extended periods of time. Security Company has been given their cancellation notice. Phil is waiting for proposals from 2 different companies. Board also discussed finding individuals not on the Board to serve as a "fining committee" to better enforce our HOA rules and restrictions. Phil also reminded us that each of the Board members needs to be certified by either completing the 4 hour free Certification Course or signing a document saying that they have read and understand the HOA documents.

Delinquency Status

7 Reminder letters
5 Delinquent
4 Demand letters sent out
1 Lien
1 Foreclosure by Board (Lot #140)

Motion to approve by Mary Lou Quinn; 2nd by Geoff Barnes. Approved unanimously

Clubhouse

Nothing to report.

Landscaping Committee:

No report.

Old Business

Nothing to report.

New Business

Discussed need for attorney to re-record our HOA documents by the end of 2014 in accordance with Chapter 712 of the Florida Statutes. This action is required every 30 years and reserves/protects our HOA restrictions for the next 30 years. We are going to ask our attorney to do this filing as soon as possible, and not wait until the end of the year. Motion to approve by Michael Andre; 2nd by Mary Lou Quinn.

Motion to adjourn meeting at 8:38PM by Koren DeRusso; 2nd by Michael Andre.

NEXT BOARD MEETING: Wednesday, May 21, 2014 at the Clubhouse.

Respectfully submitted,

Koren DeRusso,
Secretary of the Spring Lake HOA
Minutes subject to approval