

Spring Lake Homeowners Association

Board of Directors Meeting

November 19, 2014

Shelley Kuroghlian called the meeting to order at 7:05 PM.

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

President's Report:

Discussed rental home issues in the neighborhood and the need for rental requirements in the documents for new buyers and the need for 75% approval of the homeowners. Also discussed was the need to set up a fining committee.

Michael Andre motioned for the management company to engage an attorney to do get the requirements on paper it was seconded by Geoff Barnes and was unanimously approved.

It was discussed we renew our membership in the Clearwater Neighborhood Coalition.

Geoff Barnes motioned such and Michael Andre seconded and it was unanimously approved.

Secretary Report:

There were no minutes presented for approval so the approval of the October minutes was postponed until the next meeting.

Treasurer's Report:

Michael Andre reported Report for month ending October, 2014:

Total Income: \$13,318.66

Total Expenses: \$7,097.00

Cash on Hand: \$49,102.94

Total Delinquencies \$6,872.41

Delinquencies were discussed with regards to Lot 1 and the need to demand rent and to move towards foreclosure to recover delinquent assessments.

Lot 31 was more than 90days delinquent so an action to cut off the key to the common areas was recommended.

Motion to approve by Geoff Barnes, 2nd by Tim Bishop. Approved unanimously.

Architectural Committee:

2184 Springrain Drive-submitted a request to expend the Patio. Approved with proper permits and setbacks as required by the City of Clearwater.

Motion to approve by Micheal Andres; 2nd by Jack Russell Approved unanimously.

Management Company Report:

After Phil's August inspection, 28 violation letters were sent out . Most common violations: trash cans left out, weeds, yards without 50% greenery per City of Clearwater code, and homes in need of pressure washing/painting. Violation letters were discussed and it was requested that Phil contact the City of Clearwater Code enforcement division to take care of the issues that have not been resolved by letter to date and set up a City code enforcement sweep through the neighborhood. It was also requested that a letter go out requesting the workbench removal at 2196 Springrain Drive and the towing of vehicles at that residence in the street as a result of the work bench in the driveway. It was requested that a letter go out regarding a small fence erected at 1833 Springwood Circle. It was requested that Duke Energy fixed one street light at Springrain Drive and Springwood Circle South. Also it was requested that Potholes be repaired at the South Keene Rd entrance and the Virginia Ave entrance and that the rest of the streets be inspected for potholes and repaired. Phil will look into getting the trees trimmed, that are hanging over the tennis courts.

Delinquency Status:

2 Demand Letters sent and 2 attorney letter accounts were sent to the attorney for action.

Committee Reports:

None

Old Business:

None

New Business:

The process of the maintenance and inspection of the common areas were discussed and reviewed. Repair to gate to the tennis court and trimming the tree above the tennis court requested

Homeowners' Input:

None

Motion was made to adjourn at 8:15 by Michael Andre and second by Tim Bishop and was unanimously approved.

NEXT BOARD MEETING: WEDNESDAY, December 17, 2014 @ 7 PM AT THE CLUBHOUSE.

Respectfully Submitted,

Jack Russell

Minutes subject to approval