

**Spring Lake Homeowners Association**

**Board of Directors Meeting**

**September 17, 2014**

Shelley Kuroghlian called the meeting to order at 7:07 PM.

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

**President's Report:**

Ben Rabin, our attorney, explained the history and law(Chapter 712 of the Florida Statutes) behind the deed restrictions policy to re-record our HOA documents every 30 years. Our deed restrictions are expiring in March, 2015. **Board agreed to make sure ALL DIRECTORS are at October meeting**, to get 75% board member approval for Atty Rabin to record and publish the continuance of our HOA Documents/Restrictions for the next 30 years, ASAP. All paperwork and notification to the homeowners will be done by Atty Rabin and Phil/Ameritech. We discussed the need for a fining committee in 2015. Tim Bishop and Steve Oakes volunteered to be 2 of the3 members of this important committee. Shelley will follow up with Rich, a new homeowner, who has shown interest in being on this committee also. With this committee in place for 2015 and forward, we will be able to finally provide "consequences" = fines for repeat offenders of the HOA rules and regulations!

**Secretary Report:**

No minutes presented, as we had no meetings for 3 months.

**Treasurer's Report:**

Michael Andre reported Reports for May-August, 2014:

<u>Month</u>	<u>Total Income</u>	<u>Total Expenses</u>	<u>Cash on Hand</u>
MAY	\$14,055.00	\$8,479.84	\$26,023.60
JUNE	\$15,837.11	\$8,395.33	\$35,901.81
JULY	\$12,436.37	\$6,634.01	\$38,415.67
AUGUST	\$14,593.72	\$7,697.89	\$42,023.00

Motion to approve by Koren DeRusso; 2<sup>nd</sup> by Mary Lou Quinn. Approved unanimously.

**Architectural Committee:**

Lot#28, 2227 Springrain requested to install floating deck in back of house. Approved unanimously. Tim noted that there are several homeowners doing major structural and landscaping work without

completing request forms. Phil will send out notice to all homeowners reminding them of that they must submit Request Form, **before** doing any work.

### **Management Company Report:**

After Phil's August inspection, 21 violation letters were sent out to mostly new offenders. Most common violations: trash cans left out, weeds, and homes in need of painting. He will be doing September inspection next week. Phil requested Board approval to purchase and install new wireless, HD security system with 4 new cameras for clubhouse/pool, basketball/tennis courts and playground areas for \$711.00. This should help deter violators of those areas, curfews and vandalism. Motion to approve by Mary Lou Quinn; 2<sup>nd</sup> by Tim Bishop. Approved unanimously. Phil will call Duke Energy about fixing the street lights at Virginia Ave entrance and see about fixing our lights on the Spring Lake signs at the Spring Place entrance off of Keene. Lot#161, 2233 Springwood Circle. W will be sent another letter by Phil, regarding the pine needles in their yard, sidewalk and street. The pine needles have become a hazard and a liability issue for those using the sidewalk and street near this lot, as well as the HOA. Also, Phil will let homeowner of Lot#66, 2224 Springrain that they cannot rent out the clubhouse for a group of teenagers/ their son, without adult supervision. AND, that the rental is for the clubhouse only, not the pool. Also, there is NO alcohol permitted in the pool area EVER. As a result, they have forfeited their rental deposit. Phil will also send a FINAL NOTICE/LETTER to all homeowners/renters regarding the parking of cars (#1- Garage, #2- Driveway, #3- Street, in front of their own house only), as well as overnight parking of boats, trailers and extra vehicles/cars. Violators will be towed from now on, no questions asked, after this final notice is sent out.

### **Delinquency Status:**

8 Reminder Letters

3 Demand Letters

2 Bankruptcy

1 Foreclosure

Motion to approve by Koren DeRusso; 2<sup>nd</sup> by Michael Andre. Approved unanimously.

### **Clubhouse:**

Discussed making curfew hours of 6 AM to 10 PM for basketball/tennis courts and playground area and having new signs made to reflect this change. Pool area remains dusk to dawn. Motion to approve by Michael Andre; 2<sup>nd</sup> by Mary Lou Quinn. Approved unanimously.

### **Old Business:**

Discussed need to amend our Deed Restrictions in regards to renters. This amendment would include how long an owner would have to live in their house before renting it out, and a percent of homes in Spring Lake which could be rented out, as well as an application and interview process for potential

renters. ***The Board agreed to hold a special one hour meeting next week on Wednesday, September 24 at 7 PM to discuss this very important matter. All Board members are urged to attend!***

***Homeowners' Input:***

Steve Oakes expressed his concern of stop signs being run routinely in Spring Lake. Others on the board have noted the same issue. Shelley will talk to Clearwater PD and get them to police the neighborhood more frequently.

Motion to adjourn meeting at 9:15 PM by Tim Bishop; 2<sup>nd</sup> by Michael Andre.

***NEXT BOARD MEETING: WEDNESDAY, SEPTEMBER 24, 2014 @ 7 PM AT THE CLUBHOUSE.***

Respectfully Submitted,

*Koren DeRusso*

Secretary of the Spring Lake HOA

Minutes subject to approval