

Spring Lake Homeowners Association

Board of Directors Meeting

February 18, 2015

Shelley Kuroghlian called the meeting to order at 7:10 PM.

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

President's Report:

We need to set up a meeting with our attorneys to discuss legal judgment on the lake drainage/erosion issue, including funding options. Tuesdays at 6pm work best for the Board members.

Secretary Report:

January minutes presented by Koren DeRusso. Motion to approve by Michael Andre; 2nd by Tim Bishop. Approved unanimously.

Treasurer's Report:

Michael Andre presented Annual Budget for 04/01/2015–03/31/2016 for discussion and changes by the Board. Board agreed that there would be no increase this year in the monthly HOA fees, so they will remain at \$80 per month. Motion to accept Annual Budget as presented by Koren DeRusso; 2nd by Tim Bishop. Approved unanimously

Michael Andre, also, reported for month ending January, 2015:

Total Income: \$13,402.03

Total Expenses: \$16,558.58 (including Insurance Premium of \$8,092.19)

Cash on Hand: \$444,379.42

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

Architectural Committee:

Lot#45, 2175 Springrain submitted a request to paint house. Approved unanimously.

Management Company Report:

Phil did neighborhood inspection and sent our 20 violation letters. Phil contacted the City of Clearwater Code enforcement division to take care of homeowner issues that have not been resolved by multiple violation letters sent to them. They agreed to put our neighborhood on the schedule to a City of Clearwater Code enforcement sweep of 4 homes that have ignored violation letters sent to them. City of Clearwater code enforcement will also check the entire neighborhood. Phil will send letter to 2239

Springwood Circle W, who is parking their vehicle at the corner, in front of someone else's home. Phil reported that the new security system is now installed and operational, with cameras. Phil will get engineer, Bob Hugenschmidt to give us a current estimate on lake drainage "fix". Also, Phil will get updated estimates for replacing perimeter fence, and new interior fences around common pool/tennis court areas without gates.

Delinquency Status:

I Bankruptcy

1 Foreclosure

3 Delinquency letters sent out.

Rent demand on Lot#1 has been established to collect \$5076.00 in past due HOA fees = rent comes directly to HOA until past due amounts are satisfied.

Homeowners' Input:

None.

Committee Reports:

New 3 member REVIEW Committee will be sworn in at March meeting. Board has power to fine homeowners after ONE violation letter has been sent out and ignored. The new violation letters sent by Ameritech will state that this is the only letter that will be sent. 30 days after receipt of this letter, if the homeowner does not correct the violation/s, they will be fined \$100 per day up to \$1000, until they take action to correct the issue/s.

Old Business:

None

New Business:

Expiring Directors' terms in 2015 = Koren DeRusso and Michael Andre.

Board agreed to split up the neighborhood and go to each home to 1) collect current contact information for the occupants, 2) determine if the occupant is the owner or a renter; 3) promote the Annual Meeting in April and get them to sign a Proxy, if they don't plan to attend. Phil will send a copy of the Contact Info Form and a Proxy form to each of us.

Motion to adjourn meeting at 8:35 PM by Mary Lou Quinn; 2nd by Michael Andre

NEXT BOARD MEETING: WEDNESDAY, March 18 @ 7 PM AT THE CLUBHOUSE.

Respectfully Submitted,

Koren DeRusso

Secretary of the Spring Lake HOA

Minutes subject to approval