

## Spring Lake Homeowners Association

### Board of Directors Meeting

October 21.2015

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

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

#### **President's Report:**

Shelley discussed finalizing the wording for an Amendment in the Deed Restrictions about a buyer owning their home for at least 24-36 months, before they can rent in out. The goal is to have this amendment in writing by the end of January, so an initial letter can be sent out to the homeowners, explaining the importance of this amendment, and to request their vote to pass the amendment. Once the first letter is sent out, we have 90 days to get a quorum of votes to pass this amendment. Our goal is to have a real estate agent attend our Annual meeting in March, with the purpose of explaining to the homeowners the importance of this amendment in maintaining the values of the homes in Spring Lake. Motion to move forward with this amendment by Michael Andre; 2nd by Koren DeRusso. Approved unanimously.

#### **Secretary Report:**

May minutes presented by Koren DeRusso. Motion to approve by Tim Bishop; 2nd by Jack Russell. Approve unanimously.

#### **Treasurer's Report:**

Michael Andre reported for month ending September:

Total Income: \$13597.70

Total Expenses: \$9356.28

Cash on Hand: \$66840.01

Total in Delinquent HOA fees: \$5474.41 (\$3112.41 over 90 days)

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

#### **Architectural Committee:**

Lot#55/2202 Springrain: Request to fix drain that borders house = approved. Lot#125/1858 Springbush: Request to install outdoor shed in backyard = denied. No sheds permitted in back yards. Lot#77/1833 Springwood Circle S: Request to build small fence to hide trash can. Approved, as long as board on board.

## Management Company Report:

### **Delinquency Status:**

3 Attorney Letters sent

47 Violation letters sent

Phil gave very positive update on responses of several homeowners and their compliance with the violations in the letters. Letter was sent to the Board by Lot#78/1827 Springwood Circle S in response to a violation letter. The homeowner feels their yard is in compliance. Shelley will also look at the property with Nilda Espinoza, County Code Person to get her input. Shelley will share Nilda's input with Phil and the Compliance Committee members. Then, they will look at the yard and decide how to address the issue in a face to face talk with the homeowner. The Board discussed the pine needle situation in a few of the yards and how we can best address the issue, within the city/county code, as well as our HOA rules and regulations. Shelley suggested inviting a person from the County Board of Health to explain the county law in regards to the 50% greenery in the yards. Our rules and regulations DO forbid any significant yard debris on the sidewalks and in the streets, so we could begin with that issue with homeowners and their pine needles. We can request that they keep the streets and sidewalks around their homes free of pine needles or they can be fined. Motion to approve by Koren DeRusso; 2nd Tim Bishop. Approved unanimously.

### ***Old Business:***

Bob Hugenschmidt sent a letter to the Board saying he is ready to discuss the cost of the repair of the lake erosion issue. Shelley will invite Bob to our next meeting on November 18 to give a presentation to the Board.

### ***New Business:***

A letter needs to be sent to homeowners about locking their cars in the driveway and not leaving valuables in their vehicles. Also, not leaving garage doors open, when you are not around. There is a city wide problem with robberies of items in cars and garages. **IF HOMEOWNERS SEE ANYONE OR ANYTHING SUSPICIOUS, PLEASE CALL CLEARWATER POLICE DEPT!**

Motion to adjourn meeting at 8:43 PM by Koren DeRusso; 2<sup>nd</sup> by Mary Lou Quinn.

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

Respectfully Submitted,

*Koren DeRusso*

Secretary of the Spring Lake HOA

**Minutes subject to approval**

