

Spring Lake Homeowners Association

Board of Directors Meeting

June 15, 2016

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

Directors present: Shelley Kuroghlian, Tim Bishop, Geoff Barnes, Michael Andre, Greg Gulick, Geoff Barnes, along with Phil Colettis and Greg Anderson from Ameritech. Absent: Mary Lou Quinn and Koren DeRusso.

President's Report:

Shelley Kuroghlian spoke about the explained that the meeting on the proposed amendment to the Deed Restrictions was cancelled due to confusion over the language and the boards desire to make some changes. The plan is to introduce the amendment in the fourth quarter.

Secretary Report:

May minutes were read by acting Secretary Greg Gulick. Motion to approve by Michael Andre; 2nd by Geoff Barnes. Approve unanimously.

Treasurer's Report:

Michael Andre reported for month ending May:

Total Income: \$15,237.58

Total Expenses: \$10,087.33

Total in Delinquent HOA fees: \$4,965.00(\$3,720.00 over 90 days)

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

New Business:

Shelley Kuroghlian provided background information on the proposed amendment by the Board of Directors. The proposal has been under discussion for a number of years and the negative impact that rental properties have on the value of our property. Both banks and insurance companies take the percentage of rental units into account when determining a mortgage application and property value as well as policy rates for insurance. She also provided information on the ratio of HOA violations to rental properties. The majority of these violations are associated with rentals. Property Manager Phil Colettis explained that it is cheaper for rental owners to run up a violation to the maximum amount, rather than fix the property because they continue to get the rental income which is more than the violation. Properties continue to deteriorate, then sell then sold and the new owner has to pay the balance on the fine at closing. One homeowner who is renting his property expressed his concerns with the proposal, especially with the HOA's ability to reject a proposed buyer. Phil explained that this language is already in our deed restrictions and has been for years. The only change is the number of months

that the owner must occupy the home. As to why the requirement for owner residency for 36 months, it was explained that most of these rental owners that buy the title on the courthouse steps can "ride through" the 24 month period but not 36 months. Therefore, the number of rental units begin to fall, the ratio drops and the impact on home values, mortgages and insurance rates improves. The language regarding the requirement for the current owner to pay for the background check will be most likely is adjusted.

Old Business:

Fence – Phil Colettis indicated that erecting the fence on Virginia Ave is almost finished. Keene Rd installation will be started soon. Once the fence is completely installed, the board will evaluate the options to landscape the fence along the bottom to close the spaces. The lack of space to limits our ability to install an irrigation system and that will be taken into account when selecting a solution. The neighborhood will be provided with information as the installation progresses. One homeowner indicated that where the old brick columns were removed, there was about a 4 foot hole left in the back yards. Phil will inspect the properties and we will make arrangements to remediate the problem.

Seawall – Two pumps are in place and will be working to reduce the water level so that the installation can begin. The heavy rains have slowed the project but it is expected that the project will be completed within five months.

Architectural Committee:

Two Architectural Applications were reviewed and approved.

Additional copies of the color palate are now available and Michael Andre is working with our management company to put the approved color palate on the Springlake web site.

ARCHITECTURAL FORMS ARE REQUIRED FOR ANY CHANGES MADE TO EXTERIOR OF HOME, INCLUDING THE HOME ITSELF, LANDSCAPING AND DRIVEWAYS. FORMS CAN BE FOUND AT THE FRONT DOOR OF THE CLUBHOUSE, ON THE SPRING LAKE WEB SITE, BY CALLING AMERITECH @ 727-726-8000 OR TIM BISHOP @ 727-733-3008.

Management Company Report:

Lot 31 fine was applied to the ledger.

Michael Andre explained the lengthy fining process and the inability of the HOA to go onto the property to remediate the problem. Michael encouraged homeowners to report violations but to be patient with the lengthy process.

Michael also asked that a 2nd trash barrel be obtained from the City of Clearwater as the current barrel is filled within a few days after being emptied. One homeowner indicated that one of the residents is placing their trash in the barrel and suggested that we install a camera. The request will be investigated.

Homeowners Input:

A status was requested on the home with a portable basketball hoop in the driveway. Letter has gone out to owner.

A homeowner along the north end of Springrain has built a structure in the rear yard that rises far above the fence. This issue will be reviewed by the property manager.

A home owner asked about the low brick wall at the east side of the Virginia Ave entrance and the current condition. This wall belongs to Lot #1 and will not be changed by the HOA.

A homeowner asked what type of volunteers the HOA is looking for. We need volunteers to work on the newsletter, social committee, welcome committee, landscape committee, etc. Please notify a board member if you are interested.

A homeowner asked if the HOA called the City of Clearwater to do a code sweep of the neighborhood. Shelley Kuroghlian said that in concert with Pinellas County Mosquito Control the City was contacted regarding one property approximately 7 months ago. This was the only property mentioned in the call. A few months later, Shelley received calls from irate homeowners stating that they received letters about code violations from the City. Shelley called Code Enforcement and was told by Code Enforcement Manager; Terry Teunis that they cannot target a single property regarding a complaint and are requires to check other properties in the area for compliance. She did not call for a code sweep of the community. The homeowner then stated that her name was on the City records regarding this issue. Shelley said that she will contact code to verify that statement and get the explanation if that is the case. She maintained that she did not ask for a code sweep.

NEXT BOARD MEETING: WEDNESDAY, SEPTEMBER 21ST @ 7 PM AT THE CLUBHOUSE. IF NEEDED, A MEETING WILL BE CALLED BY THE BOARD IN JULY OR AUGUST.

Respectfully Submitted,

Greg Gulick

Acting Secretary, Spring Lake HOA

Minutes subject to approval