

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

April 19, 2017

Directors present: Michael Andre, Koren DeRusso, Shelley Kuroghlian, Tim Bishop,
Rachel Pfifer, Gregory Gulick

Ameritech Representative: Greg Anderson

Absent: Mary Lou Quinn

Location: The Clubhouse at 1855 Springbush Lane, Clearwater, FL

Called to order at 7:00pm by President Michael Andre.

SECRETARY REPORT:

Gregory Gulick read the minutes; motion to approve by Koren DeRusso, Shelly Kuroghlian accepted. Passed unanimously.

TREASURE'S REPORT:

Revenue: 14,280.36 / Budget: 14,618.37

Expenses: 10,677.75 / Budget: 8,616.01

General account balance: 8203.44

Total delinquencies: 11,721,71

Motion to approve made by Gregory Gulick, seconded by Rachel Pifer. Approved unanimously.

ARCHITECTURAL REPORT:

1815 Springwood Cir S. (Lot #80): Request to replace siding. Approved.

MANAGEMENT REPORT:

Violations: 3 homeowners came into compliance. 5 new violations with three hearing notices for next month.

Delinquencies:

- 2241 Springrain (Lot #21) - 90 days behind on violation.
- 2233 Springwood Cir. West (Lot #161) - Attorneys are preparing a final judgement.

Individual unit discussions:

- 2222 Springrain (Lot #65) - Assessed \$2000 in fines; accumulated about \$5000 in legal fees. Have proposed a settlement: bring house into compliance and pay

legal fees and have the fines dissolved. Board discussed and decision was reject the offer until such time that the house is in compliance and then resubmit requests. Motion to reject by Koren DeRusso; Seconded by Gregory Gulick; passed unanimously.

- 2221 Springrain (Lot #31). House has been out of compliance and is behind on monthly dues. \$1930 behind on assessments. This is a rental property. Motion to move forward by Gregory Gulick, Seconded by Koren DeRusso; approved unanimously. It was also recommended that whatever improvements they need also need architectural approval on.
- 1869 Springwood Cir S. (Lot #140): Decided that we will be reminding them that they need architectural approval for any exterior changes and how long they plan to keep the dumpster in the driveway.

Compliance and fines:

- 2264 Springflower (Lot #155): Gross noncompliance for quite awhile. Discussion among boards to levy fines.
- Motion to initiate fines by Koren DeRusso, Seconded Shelly Kroughlian. Approved unanimously.

UNFINISHED BUSINESS:

- Board vote to proceed or table perimeter fence planting along Virginia Rd. Michael reported this is too expensive at this time and made a motion to table; seconded by Gregory Gulick. Approved unanimously.
- Board vote on vendor for seawall drainage completion. Three bids were made to the board for completion. Motion to accept Master Gardner bid for \$14,464 made by Shelly Kroughlian; seconded by Rachel Pfifer; approved unanimously.
- Board vote on vendor for tree removal between clubhouse and tennis courts. Motion to accept Pecker Heads bid for \$2100 made by Gregory Gulick; seconded by Koren DeRusso; approved unanimously.

NEW BUSINESS:

- Homeowner discussed concerns about limbs from a tree in a common area that are overhanging his property. The policy is that limbs that overhang homeowner property, the homeowner is responsible. If a tree limb overhangs a common area, the board handles these.
- Board vote to order compilation for 2016. Michael reported that Florida Law requires the board to do financial reporting (compilation) as a regular practice. Greg reported that it can be waived indefinitely. Ameritech has been giving a report of cash disbursements yearly. It is estimated the cost of a compilation around \$600-800. Michael recommended it would be a good time to do it since we had so many expenses this past

year. However we are not obligated to do it. Motion by Michael to do a compilation, seconded by Gregory Gulick. Two in favor, four opposed. Motion fails.

- Board discussion on notice of meetings. The notice is posted on the notice board.
- It was also announced that there may be a closed meeting with the attorneys regarding a particular legal situation surrounding a homeowner who is threatening litigation.

HOMEOWNER INPUT:

- Homeowner: It was recommended that signs be put out at the entrances announcing board meetings. Rachel Pfifer agreed to place the signs if they are available.
- Homeowner: The dog litter bags along the perimeter have been empty and the baskets are full. It was reported this is the responsibility of the janitorial company and they will be notified by Ameritech.
- Michael announced that the hot tub is working again. There will also be a net available for the pool.
- Sheppard's Hook at the pool is broken; Ameritech will be finding a replacement.
- Homeowner: Reported there is a leak in the hot tub that needs to be investigated. Ameritech will be investigating. It was recommended that we consider exploring possible future overhauls of the clubhouse.
- Ameritech will be asking someone to inspect the clubhouse for potential leaking.
- Rachel inquired about communication for a July 4th community get together. Discussing recommended fliers around the pool and place it in the newsletter.
- Shelly mentioned "Neighborhoods' Day" done by the City of Clearwater that should be considered in the future. It includes a grant from the city to sponsor activities.
- Rachel will be looking into whether a lifeguard is required for community pool parties.

Adjournment: Motion to adjourn by Gregory Gulick; Seconded by Shelly Kroughlin. Approved unanimously.

Minuted subject to approval.