

## **Springlake Homeowner Association of Clearwater**

Board of Directors Meeting

August 16, 2017

Directors present: Michael Andre, Koren DeRusso, Tim Bishop, Rachel Pifer, Mary Lou Quinn, Gregory Gulick

Directors absent: Shelley Kuroghlian

Ameritech Representative: Greg Anderson

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

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

Proof of notice of the meeting; signs displayed since Monday. Notice posted at clubhouse.

### SECRETARY REPORT

- President waived reading of pre-reviewed minutes.
- Michael motion to approve minutes.
- Koren seconded.
- Unanimously approved.

### TREASURERS REPORT:

- Revenue: (Actual/Budget) 16,850.52 / 14,535.00
- Expenses: (Actual/Budget) 10,629.54 / 13,515.81
- General Account Balance: 1,223.80
- Total Delinquencies: 9,396.29
- Less than 30 days: 1,545.00
- 30-60 days: 460.00
- 60-90 days: 20.00
- Over 90 days: 7,371.29
  
- # Lot #161: \$1095.00
- # Lot #65: \$2000.00
- # Lot #74: \$1,261.91
- # Lot #31: \$1930.00
- # Lot #50: \$389.00
  
- Total 7,610.91
  
- Motion to approve by Tim.
- Mary Lou seconded.
- Passed unanimously.

### ARCHITECTURAL REPORT:

- Approved/Declined applications.
- Lot 168 - Approved.
- Lot 112 - Approved.
- Approved documentation submitted to Ameritech for archiving.
- Concern about property regarding parking in the intersection; will be investigated by Ameritech and Board.

## MANAGEMENT REPORT:

(Submitted by Greg Anderson)

### **S**PRING LAKE OF CLEARWATER HOA, INC.

Manager's Report

August 2017

#### **Violations**

Between June and through July

- 6 homeowners brought their homes into compliance
- 17 new violation letters were mailed
- 2 new hearing notices were mailed
- 1 homeowner is working on their violations

#### **Delinquencies**

- Legal update from Rabin Parker was emailed to the board 8-11-17.
- Not included on the legal update was:
- Final demand and intent to lien letters mailed in June generated full payments (2233 and 2192 Springrain).
- 1851 Springwood Cir. S. defaulted on payment plan, given 7 days to pay. All other homeowners on payment plans are current.

#### **Maintenance**

- Manager requests board approval to do drywall repairs and paint the men's bathroom in the pool house.
- The new No Trespassing sign at the land bridge has been installed.
- Two new filters have been bought and installed in the pool.
- The two remaining laurel oaks at the east side of the clubhouse parking lot have been removed.
- Manager ordered the repair of a pothole at the southern Keene Rd. entrance and a new nozzle for the pool hose.

#### **Old Business**

- Underground drainage through seawall. Inspection found three underground connections were missed and the contractor was notified. The contractor started on the work Thursday 8/10 and anticipates completion by 8/16. All required downspouts have been installed.

#### **New Business**

- Manager suggests that the board consider removing and replacing dead shrubs and installing mulch in the median of the northern Keene Rd. entrance.

## PRESIDENT'S REPORT:

### UNFINISHED BUSINESS:

- Settlement reached with a homeowner. For accuracy on a legal matter, the reader is directed to Ameritech documentation.
- Repair of Seawall. With the drought, the water in the lakes went down. When this happened, tall weeds grew behind the seawall. This is an undesirable situation. The grounds company stated that this was not in their contract, so the president took care of this on his own. When done, it was noted that where the drains come through the wall there was noted erosion of the soil. The engineer was asked to evaluate this and it was repaired by the president.
- It was announced that the July 4th picnic was rained out, so we will attempt to reschedule.
- Open floor for other unfinished business.

#### NEW BUSINESS:

- Opinion Survey included in recent newsletter. Only 15 responses thus far.
- New HOA website. Homeowners are encouraged to visit.
- Status of project to update articles, bylaws, covenants and regulations.
  - One duty of the board is to enforce the rules of the subdivision.
  - The president is working to create digital copies of the HOA's Articles of Corporation, Coventants, etc.
  - The goal is to making these documents more readily accessible to the homeowners.
- Establishment of Contracts committee and appointment of chairman.
  - The president has concerns about the contracts, the quality of them, and whether those contracted vendors that provide the community a service are even in compliance.
  - The president proposes to the board to have a contract committee. One community member, Russ Rogers, does this for a living and he has volunteered to be the chair of this committee.
    - The committee would be response for:
      - Create bid criteria.
      - Review bid submissions.
      - Select a vendor.
      - Ensure compliance.
    - Motion by Michael for the formation of this committee.
    - Seconded by Rachel.
    - Passed unanimously.
    - Russ Rogers is the chairman.
- Open floor for other new business.
  - Idea for Wednesday morning coffee get-togethers. Mary Lou will explore.

#### OPEN FORUM:

Adjournment: Motion to adjourn by Koren at 8:09 seconded by Michael. Approved unanimously.

Minutes subject to approval.