

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

May 17, 2017

Directors present: Michael Andre, Koren DeRusso, Tim Bishop, Rachel Pfifer, 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.

SECRETARY REPORT

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

TREASURERS REPORT:

- Revenue: (Actual/Budget) \$16,985 / \$14,535.00
- Expenses: (Actual/Budget) \$10,778.99 / \$13,515.81
- General Account Balance: \$9256.44
- Total Delinquencies: \$10,381.29
- Less than 30 days: \$1219.38
- 30-60 days: \$590.00
- 60-90 days: \$1275.00
- Over 90 days: \$7296.91

- Lot #161: \$1095.00
- Lot #654: \$2000.00
- Lot #74: \$1966.91
- Lot #31: \$1930.00
- Lot #131: \$935.00

- Total \$8926.91

ARCHITECTURAL REPORT:

- 2264 Springflower : Landscaping options discussed with homeowner and coordinating upkeep.
- 2257 Springrain : Homeowners requesting approval for updating stucco; approved.

- 2252 Springflower (Lot 157): Requesting approval to pain the stucco and the trim of the house. Approved.
- 2255 Springrain : Remove existing roof and install new shingle. Approved.
- 1860 Springwood Cir : Garage door being replaced. Approved.
- 1868 Springwood Cir S. : Greg reported speaking with a homeowner who would like to submit paperwork for painting, but it has not yet been received.
- The president reported that there was a homeowner interested in assisting with the architectural committee. It has been recommended that he might be willing to update the color palate.
- 1895 Springwood Cir N. Working on dead lawn.
- 1894 Springbush Lane. Working on dead lawn.

MANAGEMENT REPORT:

(Prepared management report; prepared by Greg Anderson)

Violations

Between April and May

- 5 homeowners brought their homes into compliance
- 33 new violation letters were mailed
- 2 new hearing notices were mailed
- 4 homeowners called in to say they were working on their violations

Delinquencies

- Legal update from Rabin Parker was emailed to the board 5-16-17.
- Not included on the legal update was:
- Lien was filed on 2221 Springrain 5-15-17 in the amount of \$3145.38.
- Final demand and intent to lien initiated on 1894 Springbush
- Final demand and intent to lien initiated on 2241 Springrain.
- Four other homeowners are 90+ days delinquent and are with the attorney. Homeowners on payment plans are current.

Maintenance

- Weed growth along the west side of the southern lake was cut down.
- Pine tree on the west side of the southern lake was trimmed.
- Four diseased pines and one diseased oak were removed from the southeast corner of the clubhouse parking lot.
- A new shepards hook and scimming screen were purchased for the pool along with the replacement of the spa timmer, flowmeter, pressure gauge and broken gutter grates.
- New Board Meeting Notice signs were purchased and placed at all entrances for our 48 Hour Notice.

Old Business

- Completion of drainage through seawall. The Contractor the board voted to accept in the last meeting, Master Gardener Landscaping, Inc. walked away from the job after being asked about the workmanship warranty he offered. The next lowest bidder was Chad Irrigation, contract price \$18,977.00. Chad Irrigation is offering one year warranty on parts and labor.

New Business

- The Association has been alerted of a tree branch falling from a tree, on common area, damaged a car in the driveway at 1869 Springbush. In concern of being sued by the homeowner, I was asked to look into the removal of two more trees along the east side of the clubhouse parking lot. The arborist with Peckerheads Tree Service has stated: "In my best judgement the trees are OK."

The board of directors has two options regarding this matter:

1. Treat this homeowner the same as the other homeowners and inform them that if a common area tree hangs over onto their lot, they may trim them away from above their lot at their expense.
 2. Apply for a permit to remove the trees, wait for the City Arborist's determination of declining or approving the removal and make a decision based on the City's outcome. If a tree is healthy, the City will decline the request to remove it even if it hangs over a home.
- In sum, five homeowners brought into compliance.
 - Mailed 33 new violation letters.
 - Covering the cost of the Seawall. \$12,000 of the balance of the loan money, and remainder will come out of deferred maintenance.

UNFINISHED BUSINESS:

- Motion to accept the the bid for Chad Irrigation by Gregory Gulick; seconded by Koren DeRusso seconded. Passed unanimously.
- Tree removal off clubhouse parking lot. The trees have been removed. Then there was a storm, a limb fell out of the tree and fell on the car. These trees are in common property and the limb (dead). The rule states that if the tree is over the house, it is the homeowner responsibility to cut the tree back. The attorney has been consulted, there is no legal liability. Homeowners are required to have homeowners insurance. There was communication with the homeowner is that Greg the manager stated that he will investigate the health of the tree and consider removing the tree. The tree company used by the community reviewed the tree and it was their opinion that the tree was healthy. To remove the tree, we would need to hire an arborist to get a permit to pull down the tree. The board has asked the Greg contact the PeckerHeads to pull the permit to remove the tree. Once we have a permit, we can have the city arborist review the tree and determine if it is unhealthy enough to be approved.
- Motion by Rachel Pfifer to approve \$150 to pull permit; seconded Mary Lou Quinn. Passed unanimously.

NEW BUSINESS:

- Homeowner Mike P. (Lot #93; 2292 Springwood Circle West) expressed concern about access to the pool. Inquiring if this was resolved. The gate is fixed. Also expressed a

concern that several salespersons coming around the neighborhood. The President states recommended that Greg confirm the presence of the no soliciting signs.

- Homeowner Kim S. (228 Springflower) reported the dog station were without bags. Janitorial staff does not carry the current brand of bags needed. But they have been ordered.
- Homeowner reported that the pool cleaning team is blowing all of the leaves, etc. to the end of the pool; the leaves are piled up. Greg will investigate.
- Homeowner reported that the trash can at the clubhouse is being used by homeowners. It fills up so quickly that there is no room for people that are using the facility. This will be tabled until September meeting.
- Steve O. (Lot #17). The sign at the end of the land bridge had a no trespassing sign. Now people are coming onto our property and fishing from homeowner property. President recommended that we get a new sign with "violators will be prosecuted."
- Rachel also reported that she looked into a lifeguard. She contacted the city and because we have a private pool, we do not need have a lifeguard. But we must have a "no lifeguard on duty" and "no kids under the age at the pool without adults." Greg will check the rules and signage to verify we are in compliance with the rules and the signs.
- Rachel also reported that we are putting together a July 4th party. She presented a flier for the board to review.
- Property owner on the south lake whose previous owner built an unapproved seawall out of wood; did not get city permit; did not get architectural approval. Now, many years later, the seawall is eroding behind it. The homeowner has asked the board to fix it. The engineer inspected it; states it is poor quality, substandard seawall and is natural erosion. The attorney states that the board has no legal liability to fix this and it is the homeowner responsibility to fix this. It is the motion of the President that we proceed with the recommendation of the engineer and the attorney that it not an HOA issue. Seconded by Tim Bishop Passed unanimously.
- The president reported that there will be a meeting next month.

Adjournment: Motion to adjourn by President at 8:36, seconded by Rachel Approved unanimously.

Minutes subject to approval.