

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

Nov 15, 2017

Directors present: Michael Andre, Koren DeRusso, Gregory Gulick, Shelley Kuroghlian

Directors absent: Rachel Pifer, Tim Bishop, Mary Lou Quinn

Ameritech Representative: Greg Anderson

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

Called to order at 7:02 pm by President Michael Andre.

Proof of notice of the meeting. Notice posted at clubhouse.

Determination of a quorum. Quorum met.

SECRETARY REPORT

- President waived reading of pre-reviewed minutes with motion, seconded by Koren and approved. Unanimously approved.
- President motion to approve minutes from last month.
- Shelley seconded.
- Passed unamiously.

TREASURER'S REPORT:

- Revenue: (Actual/Budget) \$ 16638.95 / \$ 14535.00
- Expenses: (Actual/Budget) \$ 11451.21 / \$ 13515.81
- General Account Balance: \$ 5472.62
- Total Delinquencies: \$ 6374.65
- Less than 30 days: \$ 1325.27
- 30-60 days: \$ 645.00
- 60-90 days: \$ 20.00
- Over 90 days: \$ 4384.38
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- # Lot # 161: \$ 2040.00
- # Lot # 31: \$ 1930.00
- # Lot # 91: \$ 370.00
- # Lot # xxxx: \$ xxxx

- Total \$ 4340.00
- Motion to approve: Gregory
- Seconded: Shelley
- Unanimously approved.

ARCHITECTURAL REPORT:

- Shelley reported 2232 Springwood Cir West; they have contacted the fence company to replace the fence. The fence company is delayed due to the hurricane.

MANAGEMENT REPORT:

SPRING LAKE OF CLEARWATER HOA, INC.

Manager's Report

Violations Between October and November

- 6 homeowners brought their homes into compliance.
- 27 new violation letters were mailed.
- 5 new hearing notices were mailed for the November meeting.
- 3 homeowners are working on their violations.

Delinquencies

- 2221 Springrain Dr. is apparently still tenant occupied. Manager is waiting on advice of counsel whether to attempt to collect the \$1930.00 delinquent balance via demanding tenant's rent.
- 2192 Springrain is four months behind in Association dues and was sent a final demand letter November 3 rd .
- 2233 Springrain has been scheduled for foreclosure sale November 30, 2017.
- Five other homeowners are two months delinquent in dues.
- There are no other delinquencies worthy of note.

Maintenance

- New LED lamps have been installed in the fitness room.
- The photo cell for the pole lamps at the pool has been replaced.
- The fence at the southern end of the tennis courts has been temporarily shored-up by Affordable Work Orders. The Fence Factory is scheduled to make the long-term repair in lateDecember.
- A bad battery back-up was found at the security monitoring equipment. This has been plugged directly into the wall outlet to maintain surveillance around the pool and clubhouse.
- Drywall repairs and painting have been completed in the pool bathrooms.
- Manager is recommending new striping throughout the community at \$738.00.

New Business

- Manager has completed a proposed 2018-19 budget for board review. The Board will have a budget workgroup meeting Jan 10, 2018 at 7pm at Ameritech.
- An interior designer with Decker Ross has been contacted to provide ideas for renovating the clubhouse. This was tabled until the outside of the clubhouse could be inspected to determine the extent of repairs.

PRESIDENTS REPORT:

- Nothing to report.

UNFINISHED BUSINESS:

- It is being considered to move the day of the fine committee. It does not have to coincide with the board meeting.
- People have been attending the coffee chat.

NEW BUSINESS:

- Will be issuing fine letters the following addresses:
 - 2221 Springraid (fence)
 - 2227 Springrain (trash can)
 - 2281 Springrain (mailbox)
 - 1882 Springbush (weeds on roof)

Adjournment: Motion to adjourn by Shelley at 07:48pm seconded by Koren. Approved unanimously.

Minutes subject to approval.