

## **Springlake Homeowner Association of Clearwater**

Board of Directors Meeting

Oct 18, 2017

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

Directors absent: None.

Ameritech Representative: Greg Anderson

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

Called to order at 7:01pm by President Michael Andre.

Proof of notice of the meeting. Signs were displayed. Notice posted at clubhouse.

Determination of a quorum.

### **SECRETARY REPORT**

- President waived reading of pre-reviewed minutes with motion, seconded by Shelly and approved. Unanimously approved.
- Shelly motion to approve minutes (Aug)
- Rachel (Aug) seconded.
- Unanimously approved.
- Shelly motion to approve minutes (Sept).
- Koren (Sept) seconded.
- Unanimously approved.

### **TREASURER'S REPORT:**

- Revenue: (Actual/Budget) \$19165.15 / \$14535.00
- Expenses: (Actual/Budget) \$9429.05 / \$13515.81
- General Account Balance: \$5560.36
- Total Delinquencies: \$5560.56
- Less than 30 days: \$1021.18
- 30-60 days: \$350.00
- 60-90 days: \$85.00
- Over 90 days: \$4104.38
  
- # Lot #161: \$2030.00
- # Lot #91: \$275.00
- # Lot #31: \$1930.00
- # Lot #50: \$259.38
  
- Total \$4494.38
- Motion to approve: Gregory

- Seconded: Rachel
- Unanimously approved.

#### ARCHITECTURAL REPORT:

- Presented request for approval to remove tree with count permit to remove.

#### MANAGEMENT REPORT:

- Violations
  - Between September and October
    - 12 homeowners brought their homes into compliance
    - 12 new violation letters were mailed
    - 2 new hearing notices were mailed for October meeting
    - 3 homeowners are working on their violations
  - 2258 (Lot 136) : Motion to fine for failure to comply with fence regulation. Motion by Shelley; Gregory seconded; Unanimously approved.
- Delinquencies
  - We received notification that 2221 Springrain Dr. has transferred title to Deutsche Bank National Trust, as Trustee for Harborview Mortgage whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019. The Association may now start issuing violations to the new owner.
  - 2192 Springrain is four months behind in Association dues and has been sent to the attorney for a final demand letter.
  - All other homeowners on payment plans are current.
- Maintenance
  - The power supply to the pool gates was found to be disconnected from within the Clubhouse and the gates were not latching. This situation has been corrected. Completion of the hurricane clean-up is anticipated this week to include outside of the perimeter fence.
  - Storm debris has been cleaned off of the clubhouse roof.
  - The fence factory has completed the fencing repairs after IRMA to include resetting 9 posts.
  - Found a bad ballast in the fitness room and am working with Sunshine Electric considering upgrading the fixture.
  - A discussion occurred by the board tonight about moving forward with proposals for remodeling the interior of the clubhouse.
  - There is a construction warning sign in front of the first house on Virginia that is left there and the company that owns the sign has been contacted and asked to pick it up.
- Old Business
  - The underground drainage project through the seawall is complete.

#### PRESIDENTS REPORT:

- The Garage Sale for the community is being advertised in different locations. Ameritech was asked to purchase an advertisement in the Tampa Bay Times.
- This Friday there will be an expo for Home Owner Associations and Michael will be attending to learn more.

#### UNFINISHED BUSINESS:

- Parking continues to be a problem with street parking on the corners. There will be violation letters sent to homeowners.

#### NEW BUSINESS:

- Shelly recommended that we add a request to the newsletter to ask residents to please not place items that is not Irma-related natural debris (limbs, branches, leaves, etc.) down by the street for now.
- Starting Oct 25, 2017 we will be having a coffe time with Mary Lou at the clubhouse from 9am til 11am every Wednesday.
- Mary Lou will be trimming the bushes at the clubhouse.
- Michael will be asking homeowners to please pick up after their dogs.
- Michael will be asking homeowners to keep their dogs on leashes.

Adjournment: Motion to adjourn by Michael at 07:56 seconded by Gregory. Approved unanimously.

Minutes subject to approval.