

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

April 18, 2018

Directors present: Michael Andre, Tim Bishop, Rachel Pifer, Gregory Gulick, Shelley Kuroghlian

Directors absent: Koren DeRusso.

Ameritech Representative: Greg Anderson

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

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

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

Determination of a quorum.

SECRETARY REPORT

- President waived reading of pre-reviewed and approval of minutes with motion, seconded by Rachel and approved. Unanimously approved.

TREASURER'S REPORT:

- Tabled for next meeting; treasurer absent.

ARCHITECTURAL REPORT:

- Requests for approvals:
 - Approval for 2221 Springrain Drive.
 - Approval for 2298 Springwood Cir.
 - Approval for 1985 Springwood Circle.
 - Approval for 1821 Springwood Cir. S.
 - Approval for 1815 Springwood Cir. S.
 - Approval for 1860 Springwood Cir.
- Tim is exploring updating the color palate.

MANAGEMENT REPORT:

SPRING LAKE OF CLEARWATER HOA, INC.

Manager's Report

April 2018

Violations

Between March and April

- 14 homeowners brought their homes into compliance.
- 11 new violation letters were mailed.

- 4 new hearing notices were mailed for the April meeting, all later complied.
- 1 homeowner is working on their violation.
- 3 homeowners received fence letters.

Delinquencies

- 1883 Springwood Cir. N. was 6 months delinquent and now has a credit on their account.
- 2233 Springrain has been mailed a balance due letter, on 1-8-18, for \$3669.19 by the attorney. The attorneys are scheduling a hearing at this time.
- 2280 Springwood Cir. W. has had foreclosure action filed.
- Two other homeowners are two months delinquent as of 3/30/18.
- There are no other delinquencies worthy of note.

Maintenance/Administration

- The inside gate to the pool has been repaired and painted.
- Sunshine Electric replaced the light and the perma-post on the south side of the northern Keene Road entrance.
- Demolition work has begun on the spa/rehab project.
- We successfully completed the annual meeting and retained the same board of directors minus one vacant seat.

PRESIDENTS REPORT:

- Moved to unfinished business.

UNFINISHED BUSINESS:

- Discussion regarding problems with people parking on the corners, which is an illegal location for parking. It was noted that our neighborhood has an agreement with the police department to ticket vehicles parked like this.
- Mailbox guidelines were revisited. Proposed new mailbox guidelines: "Mailboxes should be standard, black, medium-sized, metal unit, similar to what has been historically used. Cedar wrapping but no longer required as these are no longer available. No permanent decorations are allowed except that the street address number may be placed on the mailbox door. The post must be natural wood and similar in nature to that which has been historically used. Posts may not be painted except that it may be coated with a clear sealant. The mailboxes/post structure must be constructed in accordance with USPS Standards. It is the responsibility of the homeowner to repair/replace/clean the post and/or mailbox when necessary. Replacement, repair and/or relocation of mailboxes required approval from the Architectural Control Committee."
 - Discussion: Cedar wrapping s permitted, but not required.
 - Discussion: Paint or stain post.
 - Discussion: Mailboxes may not be moved.
 - Discussion: Must be replaced when notified by the board.

- Michael will implement the above discussions into a new proposal.
- It will be updated and sent out to the homeowners immediately and open for their review. It will be voted on at next meeting (May 16th).
- Motion by Shelly and seconded by Tim to approve the guidelines and amendments as discussed above. Final version will be prepared by Michael.

NEW BUSINESS:

- Discussion regarding trimming the trees around the pool. The pool service is coming three times a week and the leaves in the pool are straining the pump and will cause more problems if we do not trim the trees around the pool.
 - Shelly: Motion to allocate \$1800 to trim trees around pool; seconded by Rachel. Passed unanimously.
- Motion to approve \$750 for trimming the shrubs at the common around the north side of the retention pond. Motion by Shelly; seconded by Rachel. Passed unanimously.

Adjournment: Motion to adjourn by Michael at 8:05 seconded by Shelley. Approved unanimously.

Minutes subject to approval.