

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

August 15, 2018

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

Directors absent: None.

Ameritech Representative: Greg Anderson

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

Called to order at 7:03 pm by President Michael Andre.

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

Determination of a quorum.

SECRETARY REPORT

- President waived reading of pre-reviewed minutes with motion.
- Shelly motion to approve minutes from last month.
- Tim seconded.

TREASURER'S REPORT:

- Revenue: (Actual/Budget) \$ 17465.52 / \$ 15390.00
- Expenses: (Actual/Budget) \$ 16129.76 / \$ 14145.66
- General Account Balance: \$ 11054.83
- Total Delinquencies: \$ 3886.65
- Less than 30 days: \$ 882.27
- 30-60 days: \$ 274.38
- 60-90 days: \$ 0.00
- Over 90 days: \$ 2730.00

- # Lot # 161: \$ 2060.00
- # Lot # 091: \$ 875.00

- Total \$ 2935.00
- Motion to approve: Gregory
- Seconded: Rachel
- Unanimously approved.

ARCHITECTURAL REPORT:

- 2273 Springrain Drive : Approved with stipulation that proposed mailbox location will return to the original location.

- Lot 27: Approved.
- 2288 Springflower Dr. : Approved.
- Lot 10 : Approved
- Lot #62 : Approved.
- Lot #71 : Approved.
- Michael read the requirements that adjacent homes are encouraged to have complimentary colors. He recommended that we consider this when approval architectural requests.

MANAGEMENT REPORT:

Violations

Between June and July

- 11 homeowners brought their homes into compliance.
- 14 new violation letters were mailed.
- 1 new hearing notice was mailed for the August meeting.
- 1 violation remains open (renting rooms) and difficult to verify.
- There is 1 hearing scheduled for August 21.

Delinquencies

- 2233 Springwood Circle has filed an emergency motion to cancel the sale. Our attorney is preparing a motion to challenge the defendant's motion.
- 2280 Springwood Cir. W. is \$785.00 delinquent, plus legal fees and interest yet to be calculated. This property is scheduled for mortgage foreclosure sale August 16, 2018.
- 2192 Springrain Dr. is \$179 delinquent.
- 1827 Springwood Cir. S. is \$235.00 delinquent.
- There are no other delinquencies worthy of note.

Maintenance/Administration

- A new sign has been ordered to be mounted on the gate to the play area behind the clubhouse, NO ANIMALS ALLOWED IN PLAY AREA \$100 FINE.
- Repairs to the monument at the Virginia Rd. entrance are nearing completion. The lettering and plaques have been mounted. Next will be the landscaping followed by the lighting.
- The broken concrete picnic tables in the playground area have been removed.
- A new photocell has been installed at the north entrance off of Keene Rd.
- The preparation of federal tax return and cash receipts and disbursements has been completed.
- We are in receipt of two bids to paint the interior of the clubhouse. Colors and accents need to be chosen.

- Motion to approve accepting bids by M&M to paint clubhouse two shades of grey with white chair rail. Motion made by Gregory. Seconded by Rachael. Passed unanimously.
- The pool walls have been cleaned as best that they can. The pool is due for resurfacing estimated at \$12 - \$15K.
- A homeowner recommended we consider solar power for the hot tub in the future.
- Motion to start enforcing no animals by the pool. Motion by Koren. Seconded by Shelley. Passed unanimously.

UNFINISHED BUSINESS:

- Shelley reported the requirements for yellow curb painting around stop signs. It implies that there is to be no parking at that location. Anyone parking along the yellow curb would be subject to towing.
- Revisited the color palate. Michael made motion to approve. Seconded by Shelly. Passed unanimously.

NEW BUSINESS:

- A homeowner reported that there is an area in the fencing around the park / pool region where children can go through the gap in the fencing.
- It was also discussed that we will investigate if can invite law enforcement to do radar speed checks of the vehicles as there have been very many near misses.
- Greg from management recommended we utilize the pain company to create a color wheel that can give to homeowners when they request to paint their house. This will be investigated by management.

Adjournment: Motion to adjourn by Greg at Shelley seconded by 8:08pm. Approved unanimously.

Minutes subject to approval.