

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

Feb 21, 2018

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

Directors absent: Mary Lou Quinn

Ameritech Representative: Greg Anderson

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

Called to order at 7:00 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 minutes with motion, seconded by Gregory and approved. Unanimously approved.
- Michael motion to approve minutes from last month.
- Gregory seconded.

TREASURER'S REPORT:

- Revenue: (Actual/Budget) \$ 18,220.43 / \$ 14,535.00
- Expenses: (Actual/Budget) \$ 20,360.36 / \$ 13,515.81
- General Account Balance: \$ 5,786.87
- Total Delinquencies: \$ 6,882.27
- Less than 30 days: \$ 3,667.27
- 30-60 days: \$ 40.00
- 60-90 days: \$ 420.00
- Over 90 days: \$ 2,755.00

- # Lot # 31: \$ 1,980.00
- # Lot # 44: \$ 200.00
- # Lot # 91: \$ 645.00
- # Lot # 114: \$ 460.00
- # Lot # 161: \$ 2,040.00
- Total \$ 5,325.00

- Motion to approve: Shelly
- Seconded: Tim
- Unanimously approved.

ARCHITECTURAL REPORT:

- 1833 Springwood Circle South: Requesting to place pavers on driveway; approved.
- There are a number of requests to move their front fence up to the front door.
- 2269 Springrain : Requesting to add a fence near the front door; this was disapproved. The explanation is that the fence should be maintained in the original state with no additional fencing beyond the original plan which, in this case, is the back of the house.
- 2249 Springrain Dr. Requesting to install fence closer to the front door. Disapproved. The reason is that the fencing must be installed at the original position.
- 2218 Springrain Drive : Requesting trampoline. Tabled until this can be reviewed in person.
- 2268 Springwood Cir W. : Getting a new roof. Approved.

MANAGEMENT REPORT:

Prepared by Greg Anderson

Violations

Between January and February

- 6 homeowners brought their homes into compliance.
- 10 new violation letters were mailed.
- 8 new hearing notices were mailed for the March meeting.
- 2 homeowners are working on their violations.
- 14 homeowners received fence letters
- There is no hearing scheduled for February as the ones notified came into compliance.

Delinquencies

- 2221 Springrain Dr. paid \$3260 in fines and fees. \$925 remains on the account which entails a \$1000 fine placed on the ledger after the closing that brought the \$3260 payment. Manager recommends writing off the last \$1000 fine. Motion: Michael; Seconded: Koren. Unanimously approved.
- 1883 Springwood Cir. N. is 6 months delinquent and Manager is recommending this account go to the attorney for a pre-lien letter and collection. Motion: Michael Seconded: Shelly. Unanimously approved.
- 2233 Springrain has been mailed a balance due letter, on 1-8-18, for \$3669.19 by the attorney. There has been no response to the letter to date.
- 2280 Springwood Cir. W. is \$730.00 delinquent, plus legal fees and interest to be calculated by legal counsel. The attorney is waiting for board response to move forward with foreclosure action. Motion: Michael Seconded: Shelly. Unanimously approved.
- There are no other delinquencies worthy of note.

Maintenance/Administration

- The welder has been requested to repair the inside gate of the pool and put a second coat of paint on it.

- The internet and additional phone line in the clubhouse has been canceled.
- The Notice of Annual Meeting has been put in the mail.
- An intermittent problem is occurring with the modem in the clubhouse. Overhead Doors was called to service the modem and it is functioning now.
- Requests for proposals have been put out to sealcoat all asphalt. It was discussed tonight that we are going to investigate further to determine what repairs need to be done first. Until further notice, we are tabling the sealcoating.
- Insurance has been renewed for the year.
- The tread mill in the fitness room that was not working has been replaced with a newer, used one at a cost of \$100.
- There was a discussion of the mailboxes; we are looking for a replacement to the current mailboxes which can no longer be purchased. We are looking at a Gibraltar Mailbox, black. This will be researched and we will develop guidelines that mailboxes must meet.

UNFINISHED BUSINESS:

- None.

NEW BUSINESS:

- Motion by Michael to approve placing signs at the entrances with the contact information for Ameritech. Seconded by Rachel. Approved unanimously.
- Springlake of Clearwater received the Neighborhood Pride Award. We had submitted "Hurricane Irma: Friend or Foe" which was read aloud the meeting. This is an award that was given by the Clearwater Neighborhoods Coalition.
- Garage sale date for the neighborhood. March 24,25 and October 20,21 were proposed. Motion by Rachel. Seconded by Michael. Approved unanimously. A mailout will be done to inform residents.

Adjournment: Motion to adjourn by Michael at 8:12pm seconded by Koren. Approved unanimously.

Minutes subject to approval.