

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

July 18, 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 7:00 pm by President Michael Andre.

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

Determination of a quorum.

SECRETARY REPORT

- Shelly motion to approve minutes from last month.
- Koren seconded.

TREASURER'S REPORT:

- Revenue: (Actual/Budget) \$ 23962.71 / \$ 15390.00
- Expenses: (Actual/Budget) \$ 10840.31 / \$ 14145.66
- General Account Balance: \$ 15148.35
- Total Delinquencies: \$ 4981.65
- Less than 30 days: \$ 1502.27
- 30-60 days: \$ 590.00
- 60-90 days: \$ 304.38
- Over 90 days: \$ 2585.00

- # Lot # 091: \$ 865.00
- # Lot # 161: \$ 2150.00

- Total \$ 3015.00
- Motion to approve: Gregory
- Seconded: Rachel
- Unanimously approved.

ARCHITECTURAL REPORT:

- 1871 Springwood Cir. North - Requesting approval for new windows. Approved.
- 2257 Springraid Dr. - Request deck within setback lines. Approved.

MANAGEMENT REPORT:

Violations

Between June and July

- 14 homeowners brought their homes into compliance.
- 9 new violation letters were mailed.
- 2 new hearing notices were mailed for the August meeting.
- 1 homeowner is working on their violation.
- There is 1 hearing scheduled for July 17.

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 \$865.00 delinquent, plus legal fees and interest yet to be calculated. This property is scheduled for mortgage foreclosure sale August 16, 2018.
- 2269 Springrain Dr. is \$290 delinquent.
- 2192 Springrain Dr. is \$279 delinquent.
- 1827 Springwood Cir. S. is \$235.00 delinquent.
- There are no other delinquencies worthy of note.

Maintenance/Administration

- The landscaping at the front of the clubhouse has been enhanced with new sod, plantings and mulch. A dead Ligustrum tree has also been removed. This involved some additional irrigation having to be installed.
- Repairs to the monument at the Virginia Rd. entrance are moving along. The block wall has been constructed, stucco is on and has been painted to match the new fencing. Next will be the installation of the SPRING LAKE lettering which is on order.
- Manager searched for a replacement for the concrete pic-nic tables in the playground area and found one that appears to be the safest. The board is recommending that instead we investigate wood options. Motion to remove the two broken one and leave the one there: Michael. Seconded: Gregory. Passed unanimously.
- It was discussed that we may just get a proposal for having the clubhouse painted, rather than a complete overhaul.

PRESIDENTS REPORT:

- Moved to unfinished business.

UNFINISHED BUSINESS:

- The mailbox specifications were approved at last visit. Several questions were asked regarding this and answered by the board.
- Color palate. With the mailbox mailing, it was also mentioned that the color palate is being updated. There is now a display at the clubhouse that will enable homeowners to

review the color palate. There will be no vote this meeting; it will be addressed next month. Homeowners were encouraged to review it and come back next month and comment.

- Parking problems persist. Individuals are parking on the sidewalk now. They are parking on the street, across the street, and parking around the corner. There are different people sliding into and out of a local property and that it needs to be investigated. One homeowner attending reported that 10 cars were on the property this morning. Also, it appears that there might be a business being run out of the house, which is against the homeowner association. It was recommended that we also consider painting the curbs as has been discussed in the past. We have an agreement with the police to enforce parking compliance; this will be investigated.

NEW BUSINESS:

- Rachel recommended that a property be evaluated for compliance with fencing. The board will look into it.
- One homeowner recommended we consider hosting a small library. This is a national program for a book exchange.
- Homeowners are expressing concerns about the condition of the swimming pool; requesting it be re-evaluated in terms of proper cleaning. Shelly made a motion to take the pool company out for bid; seconded by Koren. Passed unanimously.
- One homeowner asked about the process for getting fences built between the houses; one homeowner mentioned that lot 170 is missing the connecting fence. The management company will investigate this and will send out reminder.

Adjournment: Motion to adjourn by Michael at 8:03 seconded by Shelly. Approved unanimously.

Minutes subject to approval.