

## **Springlake Homeowner Association of Clearwater**

Board of Directors Meeting

October 17, 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 7:01 pm by President Michael Andre.

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

Determination of a quorum.

### **SECRETARY REPORT**

- Minutes from last month read aloud.
- Shelly motion to approve minutes from last month.
- Koren seconded.
- Unanimously approved.

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

- Revenue: (Actual/Budget) \$ 16258.16 / \$ 15390.00
- Expenses: (Actual/Budget) \$ 16582.84 / \$ 14145.66
- General Account Balance: \$ 3872.07
- Total Delinquencies: \$ 4132.56
- Less than 30 days: \$ 808.18
- 30-60 days: \$ 315.00
- 60-90 days: \$ 10.00
- Over 90 days: \$ 2999.38
  
- # Lot # 161: \$ 2060.00
- # Lot # 091: \$ 985.00
- # Lot # 050: \$ 379.38
- # Lot # 078: \$ 235.00
  
- Total \$ 3659.38
- Motion to approve: Gregory
- Seconded: Rachel
- Unanimously approved.

- The president asked the manager to review payment overages which can be reported at the next meeting.

#### ARCHITECTURAL REPORT:

- 2250 Springwood Circle W : Sent a letter to update her request to remove her blocks from the block edging and replace with pressure treated 4x4 along the edge of the sidewalk where the block edges are. Approving and requiring immediate removal of cinder blocks.
- 1865 Springwood Cir N : Received a violation letter regarding concrete sealer that resulted in the appearance of a painted driveway. This is being deferred.
- 2244 Springwood Cir : Installed replacement pavers and received a violation letter. This was discussed and it was recommended that he submit an architectural report with replacement. We are granting him 60 days to present a solution.

#### MANAGEMENT REPORT:

##### Violations Between September and October

- 3 homeowners brought their homes into compliance.
- 14 new violation letters were mailed.
- 2 hearing notices were mailed out for the October 16 hearing meeting.
- 1 truck was towed.

##### Delinquencies

- 2233 Springwood Circle has been sent a notice of hearing on our motion for second amended uniform final judgement of foreclosure scheduled for November 28, 2018.
- 2280 Springwood Cir. W. was sold to a third-party purchaser. Counsel is attempting to collect the \$985+ delinquent balance from the third party.
- 1827 Springwood Cir. S. and 2192 Springrain were mailed final demand letters.
- There are no other delinquencies worthy of note.

##### Maintenance/Administration

- Soles Exterminating treated the clubhouse for ants.
- Sunshine Electric completed the lighting repairs at the Virginia Road monument.
- Affordable Work Orders completed the removal of vines from the new fencing on the south side of the southern Keene Road entrance.
- Manager is in receipt of two bids to repaint the Keene Road monuments for board review, one from Lowes Painting and one from Munyan Painting. The bids include hand painting of the plaques. The two bids come in at \$2250 and \$2570, respectively. We are opting for the \$2570 based on the specifics of their presentation.  
Motion to approve: Koren; Shelly seconded; Approved unanimously.
- We are now in receipt of two paint wheels from Sherwin-Williams and Behr Paint for the membership to choose house paint colors from.
- Accurate Electronics has ordered parts to repair the second pool gate that is not latching.

## PRESIDENTS REPORT:

- Requested that the website have updated board members listed.
- Discussion of Compliance Meeting (10/16/18) findings and recommendation.
  - Lot 19: Motion to approve fine for weeds in gutters. Motion by Rachel. Seconded by Shelly. Passed unanimously.
  - 1877 Springwood Circle North : Hearing for lawn mowing. Addressed. No fining at this time.
  - 2264 Springflower Drive - Hearing for mildew on northside. Owner did not attend meeting. Has been remedied. No fining at this time.
  - 1840 Springbush Lane : Concerns about single family residency. Motion by Shelly to table this until there is more information. Seconded by Gregory. Passed unanimously.

## UNFINISHED BUSINESS:

- “No parking” signs.
- Reminded that the garage sale is this weekend. Sat, Sun from 8am to 2pm.
- Revisited the discussion about adding a small library. It was discussed that this needs a sponsor and that people were recruited to help. It was recommended that it be placed at the clubhouse. Motion to approval: Gregory; Seconded by Rachel. Passed unanimously.
- Reminded that workers are coming to continue to evaluate the clubhouse for overhauling the floor, etc.
- Revisited the parking signs. The Clearwater regulations for parking near intersections and stop signs were reviewed. The plan is that the Clearwater Police Department will start to enforce this as we have an agreement with Police Department to patrol the neighborhood for parking infractions, which are a major complaint from homeowners. Multiple homeowners shared their opinion in favor of enforcing the parking rules. Motion to approve signs for Springwood Cir S and Springrain: Koren. Seconded by Shelly.

## NEW BUSINESS:

- People are parking in the handicap parking outside the clubhouse that is not painted. It is recommended that the management company research what we can do to make sure our handicap parking space is ADA compliant.
- There is a development going in soon across from the lake Spring Lake. There will be duplexes going in; 20 units total. They are looking for 40 parking spaces. The front of the houses will be facing the road and the back of the units will be facing the man-made lake. We presented concerns about removal of trees and the erosion of that property into the lake. We will lose a lot of the natural land around the area. At the moment there is no plan for a sea wall, but the developer said they would sit with us and discuss this. It was recommended by the president that we get our attorney involved and get our aquatic engineer out to document the situation. It is recommended that we be prepared

for the eventual erosion and damage that may happen in the future given that the banks and lake are our property and we will not be held responsible in the future for damage from failure to prepare for this at the outset of the development.

- There is a problem for the towing company to identify where a vehicle belongs. It is recommended that we go house to house to determine what vehicle belongs to which house. This is tabled for now. It was recommended we get more involved with towing and parking first and then revisit.

Adjournment: Motion to adjourn by Gregory at 09:22pm seconded by Koren. Approved unanimously.

Minutes subject to approval.