

**Spring Lake of Clearwater Homeowners' Association
Board of Directors Monthly Meeting
February 20, 2019**

Location: Clubhouse at 1855 Springbush Lane, Clearwater, FL

Call to Order: At 7:12 PM by President, Michael Andre.

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

Determination of a Quorum:

Board Members Present: Michael Andre, Koren DeRusso, Tim Bishop & Shelley Kuroghlian

Board Members Absent: Greg Gulick, Rachel Pifer

Ameritech Representative: Greg Anderson

Secretary's Report:

Reading of the minutes waived; however, one correction was noted: that Mary Lou Quinn was not present as a board member at the last meeting, as she resigned some time ago. Motion to approve minutes as corrected by Koren, seconded by Michael. Minutes approved by unanimous vote.

Treasurer's Report for Month of January 2019:

	Actual	Budget	YTD Actual	YTD Budget
Revenue	\$17,615.87	\$15,390.00	\$170,183.52	\$153,900.00
Expenses	\$21,266.27	\$14,145.66	\$118,311.22	\$141,456.60

General Account Balance: \$4,883.97

Total Delinquencies: \$3,993.65

Lot #25	\$ 290.00
Lot #118	\$ 290.00
Lot #161	\$2,070.00

Architectural Report:

1. 1889 Springwood Circle N – Hurricane Windows. Approved
2. 2187 Springrain Drive – Fix Garage Door. Approved.
3. 2244 Springwood Circle W – Replace Structural Beams and Siding on whole house. Approved.
4. 2287 Springwood Circle W – Fencing. Approved

5. 2228 Springrain Drive – Replace Siding. Approved
6. 2251 Springwood Circle W. Paint. Approved.

Manager's Report (By Greg Anderson):

Violations: Between December and February

1. 12 homeowners brought their homes into compliance
2. 9 new violation letters were mailed
3. 3 hearing notices were mailed out for the March 19 hearing meeting

Delinquencies:

1. 2280 Springwood Circle West. A letter of intent to lien has been mailed.
2. 1859 & 2233 Springrain are \$390 delinquent. Board is advised to send a final demand and intent to lien. Shelley moved to send final demand; Michael seconded; approved by unanimous vote.
3. 2192 Springrain; a claim of lien has been filed and their delinquency continues to decrease.
4. Six other homeowners are two months delinquent.
5. There are no other delinquencies worthy of note.

Maintenance/Administration:

1. A&M Tree Service has completed the trim of shrubs and trees at the southern lake.
2. Sam Swinton has been asked to estimate repairs on the entrance wall on the east side of the Virginia entrance. A tree root system has caused damage to the base requiring a rebuild.
3. Stephen Nikoloff of Cianfrone, Nikoloff, Grant & Greenberg, P.A. has prepared a letter for the president's signature of the SWFWMD requesting they address the development across the lake. Letter was signed by the association President and mail last month. Greg to follow up with SWFWMD to ensure they received letter.
4. Aquatic Systems has asked to renew our pond maintenance agreement. The President requested that Greg send him a copy of the contract.
5. Dunedin re-plumbed the disposal in the clubhouse.
6. Peckerheads Tree Service removed a downed tree off of Keene Rd behind 2192 Springrain.
7. The board approved a new lease at 2255 Springrain.

The board made the decision to sweep the streets after the oak nuts have fallen around the end of March. Greg to advise which of bids would be best to take.

New Business:

Kim Sanders confirmed that she will be running for the board position being vacated by Greg Gulick.

Michael brought up the issue of unsupervised children having access to the recreational facility because once inside the fence or in the clubhouse, they can get into the pool area. He proposed extending the pool rule that children under 13 years old must be accompanied by an adult. Michael made a motion for a vote; Koren seconded and the vote was approved unanimously to move forward with the process of making this a rule. Michael will compose a notice to be sent out to the membership informing them that this is under discussion, soliciting feedback and letting them know that a vote will be taken at the March meeting.

Adjournment: Motion by Koren; 2nd by Tim. President adjourned the meeting at 8:27 PM.