

Springlake Homeowner Association of Clearwater

Board of Directors Meeting

06/19/2019

Directors present: Michael Andre, Koren DeRusso, Tim Bishop, Rachel Pifer, Kim Sanders

Directors absent: Shelly Kuroghlian

Ameritech Representative: Greg Anderson, Melissa Washburn, Phil Colletis

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, signs at entrance.

Determination of a quorum - determined

SECRETARY REPORT

- President waived reading of pre-reviewed minutes with motion, seconded by Rachel and approved. Unanimously approved.
- Approved motion to approve minutes from last month.
- Rachel seconded

TREASURER'S REPORT:

- Revenue: (Actual/Budget) \$16,550.15 / \$16,245.00
- Expenses: (Actual/Budget) \$12,761.41 / \$14,340.32
- General Account Balance: \$ 17,482.90
- Total Delinquencies: \$6,732.61
- Less than 30 days: \$4,504.61 *\$3,021.25
- 30-60 days: \$228.00
- 60-90 days: \$-0-
- Over 90 days: \$2,000.00

- # Lot # 161: \$2,100.00
- # Lot # 025: \$ 1,091.25
- # Lot # 158: \$ 1,000.00
- # Lot # 126: \$ 930.00

- Total \$5,121.25
- Motion to approve: Rachel
- Seconded: Kim
- Unanimously approved.

ARCHITECTURAL REPORT:

- Place vinyl siding entire house - Tim researched procedure - possibly bow sides - follow code - Lot #58 - 2208 Springrain Dr - Change look of house - Not Approved
- Rock questioned - 50% green

MANAGEMENT REPORT:

May-June - 8 homeowners brought to compliance, 23 new violation letters mailed, 1 hearing notice mailed for July 16th hearing, 1 homeowner called to acknowledge working on complying.

9 events in delinquencies

Maintenance/Admin:

Affordable Work Orders filled potholes throughout community

Sunshine Electric re-attached the conduit to playground tree lamp

Parking Lot Services completed restriping of stop bars, speed bumps and entrance islands

New tow away signs designed for board review

Parking rules have been amended/updated and inserted on the website

Duval Landscape has been engaged to enhance the entrance islands. Irrigation is complete - clean-up, sodding, transplanting is scheduled for completion by end of the week.

Window Gang prepared a proposal for soft washing the perimeter fence - \$875 - board needs to approve (Board suggests more bids/more information - tabled)

Sales application reviewed and approved for 2225 Springrain and 1846 Springbush

Melissa Washburn assigned as new Property Manager Mwashburn@amertiech.com

PRESIDENTS REPORT:

- Lot 44 Lot 45 - situation of overgrown area that HOA owns - Homeowner need to put up fence can not get behind - 115 ft needs to be cleaned to the ground - Need gate installed to allow access to strip of property - need price \$1,500 appx - need bids - Vote on approving up to \$1,500 - Michael will approve - Motion to Approve - Michael Second - Koren
- Clean up strip - 2 Bids - 1. Duval Landscape - \$1,000 (not to exceed) "Money to come from Fence Reserves". 2. second bid A&M Tree Care - \$850 but can go over. Michael Motions to Approve Tim Seconded

- Membership applications - coming too late - Association needs 1 week to 10 days to review applications - Put on application - rule - must allow #days - create guideline.
- Open meetings - FL Statute 720 - May not cast a vote via emails.
- Limit emails - maintain spirit of open meetings. Defer to Management Company. Board permission needed.
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UNFINISHED BUSINESS:

- Parking Regulations - Michael read through Minutes regarding parking regulations going back 5 years. Incorrect rules on web site.
- Send letters out to community - serve as warning - Phil states responsibility falls on Homeowner.
- Evaluate situation with parking on curve in Keene Rd entrance.
- Revoting on the Parking Rules for 1 version - Michael makes motion to adopt Rules Koren Seconds - Send letter out with cover letter.
- New signs to be placed at entrances. Approved 12 X 12 same post as towing and Ameritech and community rules.

NEW BUSINESS:

- Door knob handle on Gym was broken - needs repair
- Skimmer purchased waiting to receive - per Greg
- Common area perimeter needs work - Tree stump removed new tree planted, Rotted tree with caution tape - 2212 Springrain dr - water out of ground - well water - irrigation was repaired. Pile of exposed plastic sprinkler pipes - lawn company not trimming over side walks - Landscape company marginal - garbage not being picked up.
(COMPLAINT)
- New maintenance company not doing a good job, no weeds being pulled. Possible change in landscaping company.
- Roads in neighborhood damaged - lake is brown, water is not moving in lake - what is happening at lake with maintenance - suggest lilypads - will take a look - Street Sweeper - acorns in yard, delivered to lake. We pay to treat the lake - Michael will investigate.
- Wrote letter to SWFWMD - condos/development going up, Springlake has owned property on shoreline.
- Neighbors fence is more than 6 ft tall - 2271 Springrain Complaint
- 2269 Springrain has unfinished business and fence is to tall.
- New construction across lake going over property lines. Draining into lake - City owns property that abutts other lake drainage will use City Lake.
- Address renting out rooms and houses - no way to enforce. Turn over to city.

Adjournment: Motion to adjourn by Michael 9:15pm at seconded by Koren. Approved unanimously.

Minutes subject to approval.