

## **Springlake Homeowner Association**

Board of Directors Meeting

November 20, 2019

Directors Present: Michael Andre, Tim Bishop, Koren DeRusso, Shelley Kuroghlian

Directors absent: Rachel Pifer, Kim Sanders

Ameritech Representative: Melissa Washburn

Location Clubhouse 1855 Springbush Lane, Clearwater, FL

Meeting called to order at 7:00 pm by President Michael Andre.

Proof of notice of meeting issued and posted at clubhouse. Signs posted at entrances.

Determination of a quorum.

### **GUEST SPEAKER**

Duval Landscape Account Business Manager, Keith Poulior spoke to the Board regarding performance issues. Monthly process discussed and agreement reached:

- Melissa will perform monthly walk through and board members will also send her a list of issues to be shared with Duval
- Landscape issues identified were 1)weeds and trash around perimeter. Future actions were proposals for: 2) leaf removal, 3} cleanup of entrance median dividers by adding dirt and flowers & 4) removal of palms at Keene entrance

### **SECRETARY REPORT**

- October minutes were read and September Financials added
- Minutes sent to the Board via email
- Motion to approve by Michael Andre
- Seconded by Koren DeRusso
- Approved unanimously
- September minutes will be posted on the website

### **TREASURERS REPORT**

- Revenue: (Actual/Budget) \$15,010.17 / \$16,245.00
- Expenses: ( Actual/Budget) \$12,180.07 / \$14,340.32
- General Account Balance: \$17,738.42
- Total Delinquencies: \$6,751.09
- Less than 30 days: \$2,469.00
- 30-60 days: \$892.09
- 60-90 days: \$20.00

- Over 90 days: \$3,370.00
  - Lot#161           \$2,225.00
  - Lot#126           \$1,055.00   “MOVED to ATTORNEY”
  - Lot#121           \$460.00
  - **Total           \$3,370.00**
- Year to Date Revenue is above Budget & Expenses are below Budget
  - Motion to Approve: Michael Andre
  - Seconded: Tim Bishop
  - Approved Unanimously
  - Letter to be sent to homeowners explaining how to eliminate late fees

#### ARCHITECTURAL REPORT

- Lot#146 - Approved
- Lot#29 - Approved

#### VIOLATIONS IDENTIFIED BY BOARD MEMBERS

- Lot#33 - Speeding and failure to stop at stop signs (6:30 am) send violation letter
- Lot#67 - High wall in front of house. Send violation letter

#### Managers' Report

- 41 new violation letters
- 21 violations closed
- 5 hearing notices sent
- Lot#121 – mail final intent to lean
- Lot#126 – send notice to bring payment up to date or lean on balance
- Lot#25 – delinquent payment on \$325, move to Atty if not received
- Lot#118 – move forward to foreclosure
- Maintenance – Pool service for Jacuzzi called as motor seized up. Unit replaced

#### OTHER ISSUES

- Storage – President rented mini storage unit at Highland near RR tracks for document aged greater than 7 years that still need to be maintained. Will be reviewed in 2020.

#### VIOLATION NOTICES

- Lot#114 – Commercial Vehicle in driveway
- Lot#105 – Commercial Vehicle in driveway. 2 notices sent send final with start date
- Lot#111 – 4 ft fence installed, send violation notice for 6 ft. requirement
- Lot#45 – Installation of Board on Board fence, Shadow Box fence required, send violation notice
- Lot#8 –1) Fence installed on boundary lines, 2) Painted non-standard color 3) Mailbox non-standard and moved to incorrect location, 4) Bushes installed on property line blocking

neighbors' access to her side property. Send violation notice requiring resolution within 30 days or move to attorney. Send notice to owner to immediately cease painting with non-standard color.

#### NEW BUSINESS

- Ali Held nominated to fill open Board Position by Shelley Kuroghlian. Seconded by Koren DeRusso, Passed unanimously

Motion to adjourn by Michael Andre, 2<sup>nd</sup> by Koren DeRusso. Approved unanimously. Meeting adjourned at 9:05 pm.

Minutes subject to approval

Shelley Kuroghlian, Vice President