

Springlake Homeowner Association

Board of Directors Meeting

September 18, 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.

SECRETARY REPORT

- Reading of the August minutes waived due to absence of the Secretary
- Minutes sent to Board via email.
- Correction: "All attendees, other than board members & Ameritech, were asked to leave the open session when it was adjourned and the Board went into executive session.
- Motion to approve by Michael Andre
- Seconded by Koren DeRusso
- Approved unanimously

TREASURERS REPORT

- Revenue: (Actual/Budget) \$15,425.19 / \$16,245.00
- Expenses: (Actual/Budget) \$10,099.77 / \$14,340.32
- General Account Balance: \$22,026.10
- Total Delinquencies: \$6,107.61
- Less than 30 days: \$2,156.98
- 30-60 days: \$30.00
- 60-90 days: \$729.28
- Over 90 days: \$3,191.25

- Lot#161 \$2,215.00
- Lot#126 \$2,045.00 "MOVE TO NEXT STEP "PAY"
- Lot#025 \$406.25
- Lot#121 \$250.00
- Lot#007 \$220.00
- **Total \$4,136.25**

- Year to Date Revenue is above Budget & Expenses are below Budget
- Motion to Approve: Michael Andre
- Seconded: Tim Bishop
- Approved Unanimously

ARCHITECTURAL REPORT

- Sprinklers at both sides of Virginia Ave exit are leaking. Melissa indicated that she contacted Duvall to repair them and they will be there tomorrow
- Lot#146 - 2247 Springflower Dr – Paint house with approved color – Approved
- Lot#29 - 2225 Springrain Dr – New roof with grey shingles – Approved
- Lot#61 - 1809 Springwood Circle S – New garage door – Approved
- Tim showed the new color pallets which were discussed and approved. Melissa will remove old paint colors from website

MANAGEMENT REPORT

- 20 violations have been resolved
- Bids will be obtained to fix road repairs
- Website will be updated to correct Board Member
- term expiration dates
- Melissa will work with the towing company to review complaint regarding vehicle towed on Springwood Cir. N. and place it on the October agenda. Fl statue 1-A distance to tow will be researched. Company will be asked to take a photo of the vehicle to be towed for proof of violation
- Mailbox information regarding acceptable models will be placed on the website. Copy attached.
- Parking of commercial vehicle from Pasco County was reviewed and agreement reached to allow it as it is an emergency service vehicle.
- Clubhouse bathrooms need new counter tops Exercise room needs mirror and cleaning. Melissa will provide information.
- Outdoor pool shower missing chain, will be replaced
- Michael provided a list of outstanding issues that need to be resolved

Open session adjourned.

Executive session commenced and issue discussed. Violations will be communicated to the homeowner with expectations that all unapproved work will be brought to resolution in accordance with HOA rules.

Motion to adjourn Executive Session by Michael Andre, 2nd by Koren DeRusso. Approved unanimously. Meeting adjourned at 9:05 pm.

Minutes subject to approval

Shelley Kuroghlian, Vice President