

## Spring Mills Board of Directors Minutes – June 16, 2020

Present: Stephen Casimir, Ed Flake, Ron Little, Tammy Catlett, Rick Greenwood, and Michelle Showers.

Absent:

Meeting was called to order at 7:01 P.M. by President Stephen Casimir.

### **HOMEOWNERS FORUM:**

Stephen Casimir discussed a letter received from a homeowner who isn't paying their HOA dues to question where the money is being allocated. Michelle will draft a response for the board will review.

### **REVIEW OF MINUTES:**

The minutes from the May meeting were accepted as submitted.

### **PRESIDENT'S REMARKS:**

Stephen Casimir opened and welcomed everyone to the virtual meeting.

### **FINANCIAL REPORT:**

Michelle Showers provided financial reports and bank balances. 87% of the properties have paid their HOA dues. There are nine accounts that remain substantially unpaid and are currently with the collections attorney.

### **COMMITTEE REPORTS:**

**Administrative:** Michelle Showers had no news to report.

**Architectural Control Committee:** Michelle Showers approved the following permits:

- 34 Orchid – fence
- 77 Phoenix – fence
- 33 Cheval – screened patio
- 296 Harvard – painting shutters & door
- 56 Morningside – painting the door & bay window

**Communication Reports:** No news to report.

**Community Development:** Rick Greenwood has cancelled the previously postponed Easter Egg Hunt.

He was, however, able to schedule a concert at the Gazebo for July 11<sup>th</sup> at 1:00-3:00 pm.

**Compliance:** Michelle Showers provided a compliance log that shows all violations that are being managed. Many are mildew/algae problems.

Michelle received a response to an issue regarding a dog running loose next to a mobility scooter on a regular basis. The resident explained that the dog has an invisible leash with a clicker and that the residents are doing their best to comply. The board agreed to drop the issue as the residents are attempting to comply to the best of their ability.

**Grounds:** Michelle Showers looked into the possibility of connecting the Morningside cul-de-sac with Haverford. There is not proper common area to allow for that.

Michelle also looked at the parcel map regarding a drainage issue near 235 Morningside Drive. By looking at the map online, the drainage issue is in an uncertain area. Heather will check the larger print maps in the office to determine the issue is the HOA's responsibility.

Michelle has received a complaint regarding a fire hydrant that is rusted with its fiberglass handle starting to splinter. She will be checking to see if that is something the county needs to correct as the HOA does not own the hydrants.

Rick Greenwood suggested adding rose bushes to the island on Harvard to match the Hastings island.

Michelle relayed a suggestion from Botanica to spray the weeds in the fall as the weeds in the common area are getting excessive. The cost would be \$800.00. The board agreed to have the common areas sprayed.

**Pool & Community Park:** The new pool manager, Patrick Ditto, attended the virtual meeting briefly to introduce himself and meet the BOD. Tammy Catlett reported that Patrick is doing very well with the daily and weekly management of the pool.

She stated that members are following the COVID guidelines at the pool. Tammy brought up the HOA-set guideline regarding guests. The board has agreed to allow 2 guests per household at this time.

Tammy also discussed parties at the pool. With the COVID guidelines she proposed 1-40 people after 7-9 pm on Friday's when the pool is closed and 1-25 people from 6-8 or 7-9 any day of the week to keep in compliance with the guidelines. The party fee will be \$150.00.

Ed Flake is arranging to have some tennis court repairs made and will get a sign made to notify residents that the tennis court is closed for maintenance.

**Roads:** Rick Greenwood moved to accept the proposal from Alpha Space Control Company to restripe the speed bumps with yellow paint for a total of \$2,932.50. Ed Flake seconded. Motion carried unanimously.

Michelle is placing an order for new stop signs to replace the faded stop signs on TJ Jackson.

Panhandle Builders will meet with the County for a final inspection and to sign off on any new streets before they are deeded to the HOA to ensure it is in proper condition.

**Neighborhood Watch:** No news to report.

**Pending Items:**

- Bylaws amendments if needed – POC: Stephen, ECD August 2020
- Drainage issues at Ambler and Whippoorwill – POC: Michelle, ECD July 2020
- Quote to crossover between Hastings/Orchid to Chalcot – POC: Michelle, ECD July 2020

**Upcoming Newsletter:** The article deadline for the August 21<sup>st</sup> newsletter will be August 7<sup>th</sup>.

Topics for this newsletter include:

- President’s message
- Manager’s message
- New Construction status
- End of Pool Season events
- Halloween

**Next Meeting**

The next Board of Directors meeting is currently scheduled for Tuesday, July 21<sup>st</sup>.

**Motion Summary**

Rick Greenwood moved to accept the proposal from Alpha Space Control Company to restripe the speed bumps with yellow paint for a total of \$2,932.50. Ed Flake seconded. Motion carried unanimously.

Ed Flake moved to adjourn; Tammy Catlett seconded. Motion carried unanimously.

Meeting adjourned at 8:49 P.M.

Respectfully submitted,

Ashley Arch, Recording Secretary

Stephen Casimir, President, Spring Mills Board of Directors

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