

# SPRINGHILL HOMEOWNERS ASSOCIATION

## MINUTES

Saturday, December 22, 2007

The meeting was called to order at 12:00 p.m. by Vice-President Bill Camire, in the absence of President, Marilyn Fong.

Present: Bill Camire, Vice President  
Carol Greff, Treasurer  
Tina Piasio, Recording Secretary  
Uves Zietsman, Board member

The Minutes from the November, 2007 meeting was read by Tina Piasio and approved by the membership.

Carol Greff advised copies of the Agenda, Budget and Rental Agreement were given out to those in attendance for their review. Any questions that needed to be asked were welcome.

A suggestion was made to move ahead with the landscaping along the inserts of the wall facing Jog Road. After receiving estimates by various landscapers, the Board discussed going with the estimate of \$1,616.45, submitted by the landscaper who presently does our maintenance work. He will be planting, Mexican Petunias, hardy plants which bloom all year round with low maintenance. It is mandatory by the County that we replace the plants removed when construction of the wall was taking place. We will need to replace approximately 140 plants plus the mulch.

***A motion was made by Carol Greff that we proceed with the replacements of plants along the cut-ins, for the cost of \$1,616.45; seconded by Bill Camire. Motion carried.***

All homeowners presently in arrears with the annual 2007 dues plus the assessment have been sent to our attorney for processing, with the exception of three who have requested payment schedules. Homeowners have until January 22, 2008 to comply.

The white stripe on the existing wall will be repainted by volunteers in January to a "beige" color more compatible with the wall color. The homeowners present like the tile put on the front entrances. We are still in the process of getting quotes and information on new lettering. In the meantime we will use the old letters that were previously there. They will be cleaned, painted and temporarily reattached to the wall with silicone so as not to damage the tile. Purchase of new letters will be considered in next year's budget.

Because of white spots coming through the back of the wall, we have had it resealed, patched and repainted by the contractor at no extra cost to the homeowners. In addition, the lights have been fixed by a licensed electrician at a cost of \$455.00. The

lights at the entrances have to be repaired as well as some be replaced. This will not take place until we complete the landscaping at each entrance.

Carol spoke on the subject of unsightliness of some properties. Repairs need to be made and urged the homeowners to maintain their properties. The rules and regulations pertaining to this matter will be strongly enforced beginning January 1, 2008. The neighborly approach used in the past does not seem to be working. We have been trying to avoid sending these matters to our attorney; however, in the future this will be done. Maintaining our homes keeps up the resale value. Each month your Newsletter gives a list of what is considered unsightly. Please take notice and do the repairs that need to be done.

Carol asked that everyone study the Rental Agreement. If there are any suggestions please let the Board know.

Larry Caraccio has agreed to be chairman of the Architectural Committee. Any homeowner doing any major work on their property, must have the approval of the Landscaping and Architectural Committee. That includes construction, painting of the exterior of the house (using harmonious colors), putting up a fence, etc. We have become very lax in this area, but will be more diligent in enforcing the rules.

Larry spoke about forming a committee which contains a "mix" of people. Because of the present real estate slump we need to maintain our property value. He would like to see people who work in various fields to join the committee. Anyone is welcome to participate. He requested that the Board have their own workshop and advised the committee exactly what it is they want the committee to accomplish; does the Board want final say on certain things or does the Board want to have the committee have the final say? The committee has (30) days from the time of the submission of documents to respond to any request and/or changes the homeowner wishes to make. One homeowner volunteered to be on Larry's committee.

One homeowner is considering putting a second story on their house. Plans are in the works at the present time. He was advised they must be submitted to the Board for approval. He was in agreement.

Carol advised those present that even though the annual dues/assessment topic had been brought up at a previous meeting, we are still gathering information from the homeowners as to what they want to do. The final decision will be made at our annual January meeting.

Dick Goslin reminded the Board that it is illegal to put the Newsletters directly in the homeowner's mailbox, even if approval was given by the postman who delivers our mail in the community. The association has been fined in the past for doing this. Newsletters should not be put in the mailbox; they should be delivered to each front door. Mr. Goslin agreed that he would take on the responsibility of distributing the Newsletters in the future.

Mr. Goslin also requested the telephone number of the County be put in the Newsletter. He went on to say that he thinks an increase to \$200 annually for the dues is more than sufficient. Once he receives a copy of the new projected budget for 2008 which can substantiate a higher increase, he feels a \$50.00 increase is more than enough. He wanted to make a motion with regard to the increase; however, Carol assured him that last month's annual dues discussion was strictly a "discussion and gathering of information". Nothing has been decided on the increase. After the proposed budget has been given out in January, a decision will then be made and voted on.

Uves Zeitsman, Board member, advised that annual dues should be based on the budget. The Board agreed with his assessment. Carol stated, "The budget is based on expenses incurred every month by the development, plus maintenance and repairs that have incurred previously and expected maintenance and repairs that are going to come up. It's been done that way every year". All the information on expenses, repairs, maintenance, etc., has been discussed at every monthly meeting. The information is also available on our website. A copy of the budget has always been available."

Some discussion was brought up with regard to security and homes that have been broken into. Bill Camire advised the homeowners that water management took away a culvert that was connecting to his property to help prevent intruders from the adjacent development from coming across. Any property that has a similar type of culvert crossing the canal should call Water Management who will come and remove it.

Mr. Maggio stated that as long as we are paying our bills, our annual dues should not be increased. He went on to say, however, that if the budget needs to be increased so we can continue to pay our bills without special assessments, then we should increase the annual dues but not to an exorbitant amount since we don't have amenities that other developments has such as a pool, clubhouse, etc. Homeowner Joe Greff wanted to put things in a different perspective. He explained that if dues were increased to \$350.00/year, that's less than \$30.00/month and would pretty much cover anything that goes wrong. We could go on the opposite side and say, "Okay, let's keep it at \$150.00 and if something goes wrong, how are we going to fix it?" We're paying \$150.00, which is a little more than \$10.00/month; at \$250.00, a little more than \$20.00 month. It's having the money there should something go wrong, just as we did in the last hurricane, where we did not have to assess the homeowners because the money was there.

Carol went on the elaborate even more by stating we did not want to go to the homeowners each time something went wrong, asking for a "special assessment". Doing that is very tedious and expensive. Collecting money, phone calls, notices, letters, etc., sent to the homeowners to collect this money is a major project when you are trying to collect money. In the meantime, the problem has to be fixed and there is no money to do it with.

Nate Able, a renter, asked questions about the sprinkler system on his rental property and the sod dug up during the construction of the wall. Carol advised that the Board would address that problem with the homeowner, who she has been in contact with.

Norman Wilkes bought his home in Springhill because of the low annual fee. He asked the audience if any of them bought their home for the same reason. There was little response. Most people stated they bought their homes because of the area. Norman stated we have to have money in the budget to cover any immediate expense, but he doesn't think we need \$5,000 or \$10,000 lying in the bank. He is in favor of raising the dues to \$200.00 or \$250.00 per year. He complimented Carol for the job she's doing.

Homeowner, Peter Langone wasn't against an increase in the dues, however, his concern was on what the extra money would be spent on. He wanted to know what would be done for the front entrances. Carol explained that all we can do now with the money we have left in this year's budget is the cut-ins along the wall. The entrances will be done with the new budget.

Larry Caraccio stated that once we see the new budget, the Board will be able to determine how much money is needed to make the improvements that will help beautify our development. When that is done we'll be able to determine that amount of increase in our annual dues. He also advised the homeowners not to rely on the Board when they see violations. They must take some action themselves and call Code Enforcement. The telephone number for the **Code Enforcement is 233-5500**. Larry suggested the Newsletter should be mailed in order to insure everyone gets them. Carol advised that Newsletters are mailed directly to the homeowners who are renting their properties so that they are kept aware of what is going on in the community.

The meeting adjourned at 1:10 P.M.

Respectfully submitted,

Tina Piasio  
Corresponding Secretary