

SPRINGHILL HOMEOWNERS ASSOCIATION

MINUTES

Saturday, January 12, 2008

The meeting was called to order at 11:00 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
Ives Zietsman, Board member

Homeowners that the Board Meeting would be conducted first, and then continue with the Annual Meeting where changes to the Bylaws will be read and voted on.

V.P. Bill Camire, reported on the happenings at the last three meetings for those who were not in attendance, specifying the desires voiced by the homeowners, namely;

1. Update and maintenance of the Springhill signage on the entrance walls.
2. Update and maintenance of the lighting that illuminates the Springhill signage at the entrances.
3. Update and maintenance of the landscaping of the entrances.

V.P. Camire reviewed the discussions which took place on raising our annual assessments at previous meetings.

1. A proposed increase of \$250.00 resulted with the majority in favor
2. A proposed increase of \$300.00 resulted with the majority in favor
3. A proposed increase of \$350.00 resulted in the majority opposed.
4. If we stay with the status quo, our community will remain stagnant in its appearance.

Homeowners would rather have an increase in the annual dues than have additional assessments when money is needed to do repairs, maintenance, landscaping, etc.

V.P. Camire responded to reasons some homeowners did not want to increase the annual dues. He stated, "It is the responsibility to every homeowner to be in compliance with the Articles of Incorporation, By-Laws and Declaration of Protective Covenants, and to keep Springhill a desirable place to live. Every dollar spent is ultimately an investment in your community, your home, your resale value and your safety."

Upon completion of his report, Carol Greff, stated that after completing the 2008 Budget, and taking into consideration the maintenance and repairs the community must address, an increase of \$275.00/year, per homeowner, is justified. This equates to each homeowner investing \$.75/day into their community.

A motion was made by V.P. Camire, seconded by Tina Piasio, Recording Secretary, to accept the Proposed Budget and increase the annual dues to \$275.00. Motion carried.

Financial Report

Carol Greff gave report on the month of December 2007 through January 12, 2008. On December 31st we had \$4,778.94. We deposited \$1,100.00. Our expenses were \$281.75. As of January 10, 2008, we have in the checking accounting \$5,606.76.

Three (3) homeowners still on payment arrangements have been contacted and advised those dues must be paid within this month or will be brought to the attorney. Six others are already with the attorney and are due January 22nd. We have an outstanding balance of \$3,340.00. Expected expenses for January are \$1,717.00. If all monies are collected by the end of January, our bank balance should be \$5,000.00.

A detailed report on all expenses for the last two years was given to the members. This report was a major factor in determining the 2008 Budget. Recording Secretary, Tina Piasio, read the By-Laws pertaining to the Budget and Assessments which explains the empowerment and responsibility of the Board.

She advised the homeowners that she made a detailed report of our bills and expenses for the last two years. She took those figures, divided them in half, and came up with an average of \$173,040.96. The wall construction figures of \$111,500.00 were deducted from the calculation, bring us to an average of \$61,540.00 for a two year period, which gave us an average expense of \$30,770.48/year.

She then took the added expenses incurred for the maintenance of the lights at the entrance, the letters for the four (4) walls, landscaping maintenance (not including the islands), watering and fertilizing of landscaping, one (1) social, and the printing of the new directory. The figures totaled \$49,970.48 for the 2008 Annual Budget, which led to the need to increase our annual dues to \$275.00/homeowner.

She stated that the Budget for Springhill Property owners, **does not include any reserve for damages due to catastrophic damages or major repairs (weather, accidents on wall, light poles, etc.) and may result in a special assessment.**

A picture of the proposed landscaping at the entrances was passed out. The landscaping will be maintained (watering and maintenance) by our present landscaper as part of normal maintenance for an additional \$50.00/month. Plants have already been planted in the wall inserts along Jog Road. They will need constant watering for the first 30 days. After the initial 30 days, the landscaper will water the plants once a month as part of his normal maintenance.

The money allocated for “socials” will be used to have a minimum of one “block party” a year. Money has also been set aside for a new printing of the neighborhood directory.

An electrician is evaluating our lighting system in the development. At the present time there are about six (6) lights that need to be replaced.

A detailed accounting of each and every check written for the last two years was given to the homeowners.

Carol announced the signs announcing our meeting dates were stolen and must be replaced. Homeowners meetings are posted on our website, in the Newsletter and at the entrances, which comply with our bylaws. Recording Secretary, Tina Piasio, advised that the Minutes of every meeting are also posted on the website.

Vice President, Bill Camire, stated that an increase in the annual dues to \$275.00 (\$.75 per day) would be sufficient to cover our annual budget. Board member Ives Zeitsman asked if the annual dues can ever be lowered. Yes, that can happen. The increase or decrease will be based on the new budget and expenses and maintenance we have at the time. Tina Piasio stated it would be wise to keep the annual dues at \$275.00, so we can build a reserve and not have to ask the homeowners for additional assessments should they come up.

Vice President, Bill Camire made a **motion to accept the 2008 Budget with the annual dues of \$275.00/household. Seconded by Tina Piasio; motion carried.**

Rental Agreement/Credit Check/Criminal History

At three previous meetings discussion took place we regard to drawing up a Rental Agreement for those homeowners who lease their property to outside individuals. Also discussed was to have credit checks/criminal histories done on new homeowners. This subject will be discussed further at the Annual Membership session immediately following the Board Meeting. Processing fees, done in house, would come to approximately \$175.00 per report. This fee would be paid by the new homeowner and/or renter, not by the Homeowners Association.

Violations were discussed. Most violations have been taken care of. Garbage cans in front of the driveway or in the front of the house and items stored on the side of the house which are seen from the street, must be removed. Overgrowth of landscaping must be corrected. Homeowners not in compliance will be reported to our attorney. The homeowner will be responsible for any costs and/or fees and liens will be placed on their homes.

A letter of resignation, submitted by Board member Ives Zeitsman was read into the record. He and his family are relocating. Larry Carracio has agreed to join the Board in his place. Larry will be a Board member and not an officer, due to the fact he is employed by Code Enforcement of PBC, which may present a conflict of interest.

A motion was made by Tina Piasio, seconded by Bill Camire, to elect Larry Carracio as a member of the Board; motion passed.

The islands at each entrance will be redone later on in the year when monies are available.

The Board meeting was adjourned.

ANNUAL MEETING OF THE HOMEOWNERS ASSOCIATION

The annual meeting of the Homeowners Association was convened at 1:00 p.m.

Recording Secretary, Tina Piasio, read the rules by which the meeting would be conducted and the procedure for anyone who wished to speak.

The Financial Report was given at the previous meeting and was not read again.

The Rental Agreement was once again discussed. Homeowners showed their concern, advising that rental properties were not being properly maintained. Homeowner, Jeff Faulkner, spoke on behalf of the three rental properties he owns in Springhill. He objected to "selective enforcement", singling property owners out that rent to outsiders.. He advised he screens and does a credit check on each of his renters. Mr. Faulkner stated he is not aware of any problems in the community since he does not receive all correspondence sent by the Board. Carol stated, all correspondence is sent to him. He verified his address as P.O.Box 540549, Lake Worth, FL., 33454. Carol advised two of his properties are maintained very well, and the third one is now, after many warnings, better than it was in the past, although it took approximately six months for the renter to be in compliance.

Tina Piasio addressed Mr. Faulkner by stating the following. "You apparently, prior to renting your home(s) go through the process of a credit check and a background check, which costs you money?" Mr. Faulkner replied, "Yes." "You mentioned the fact that the Homeowners Association to do their own credit and background check, would be a waste of money, correct?" He stated, "Yes". "My suggestion is, once you obtain your credit and background check information, give the Board a copy, so as to avoid duplicating the process." Carol advised that Mr. Faulkner, is not legally allowed to submit that information to us due to privacy issues, however, "According to the law, this Board can require that a renter or a homeowner submit an application." It was made clear that the Board will soon establish a Purchase Agreement which pertains to buyers, however, that is in the works and will be completed in February or March. At the present time, this is only for renters. Carol suggested that the information received be "shared" by the homeowner renting or selling a home with the written consent of the renter or buyer. The Board must be relied upon to keep the privacy issues confidential and in a safe and secure place.

Mrs. Zeistman brought up the subject of background checks on possible sexual predators which may be buying property in Springhill. She was very concerned about selling, buying or renting to such individuals since, according to law, you cannot discriminate against anyone who is interested in buying your home. Tina Piasio assured her that a criminal history on that person will reveal any and all information on their background, including information on sexual predators. Bill Camire advised that there are rules and laws pertaining to sexual predators; there are restrictions as to where they are allowed to live.

The subject of the privacy issues pertaining to background checks came up again. Carol stated she would look into companies we can use who would gather the private information on a Rental Agreement and in turn, submit it to the Board. This would prevent private information from being kept in a Board member's office files. Mr. Faulkner clarified some information with regard to "discrimination of a possible buyer" of a home. He stated the "seller" has the right to refuse to sell their home to anybody they choose, however, the Board does not have the right to discriminate against the seller's choice. Carol stated that if it is written in the contract that the buyer/renter must pass a credit check, background check, and criminal history check, and they refuse to do it, you can discriminate against that buyer/renter. If it is not in the contract, you cannot discriminate against them.

All liens put against a home must be satisfied before you can sell your home.

The subject of violations came up. Carol advised, after being questioned by a homeowner, that the renter who has parked his tow truck in the driveway has been contacted and promised to remove it within a week. He had until Monday to remove the truck or a violation will be filed. She also advised that she called the homeowner about the condition of the pool in the backyard. It was full of fungus and is a health hazard. The homeowner has advised the renter to have it repaired.

Questions were asked about a time span for taking down holiday decorations, the amount of garage sales allowed per year (2), cars parking on property when they are attending garage sales who are breaking sprinklers, children playing in the street, driveways, outrageous colors of homes, etc. Carol encouraged all to send her e-mails when they see violations and to contact the County when there are County violations. Our Newsletter will list what are County violations and what are Springhill violations.

The Board is in the process of putting together a color palette with "harmonious colors" for painting of homes. However, any homeowner who has already painted their home with what might be considered "offensive colors" has five (5) years to correct the color because there was not ruling in place at the time the home was painted. We now have a committee in place that will have to approve the paint colors before you can paint your home.

Carol proposed that we add to our bylaws, a Rental Agreement, and that the Rental Agreement be sent to our attorney for guidelines. Tina Piasio, made a motion, "To

implement into the Bylaws, a Rental Agreement to be sent to our attorney for review, giving us guidelines to do a background check and criminal history on any further renters.

Under discussion, homeowner, Dick Gallagher, who is in agreement to proceed with a Rental Agreement, anticipated some possible problems. He suggested that the process in utilizing the Rental Agreement when a homeowner has found a renter, be put in the Newsletter, along with any and all phone numbers that homeowners can call for information and instruction. Carol advised that if the guidelines come back from the attorney prior to our redoing the Homeowners Directory, she will post the information and procedures in the Directory. She also advised that there would be no delay in accepting or rejecting a renter as the Board was mandated to reply within 15 days from the date the application is received... After that, the Board can be fined. She stated that if the Rental Agreement is not placed into our Bylaws by a vote today, it cannot be placed into our Bylaws until January, 2009. One member suggested we call it a "Rental Approval Application" not a Rental Agreement. The Board concurred.

Mr. Gallagher also suggested that any homeowner who is in violation, have their address put in the Newsletter. Carol advised that the Board had made a decision not to post anyone's address in the Newsletter, so as not to cause any embarassemnt to the homeowner..

The motion was brought once again to the floor. Carol made the motion, ***To have the Rental Approval Application voted on by the membership for the purpose of putting it into our bylaws after we receive the guidelines from our attorney***". By a show of hands, it was ***unanimously accepted by the membership.***

Carol asked for ***a motion to nominate Larry Caraccio to fill the seat of Board member, replacing Ives Zeitsman; seconded by Bill Camire. Motion passed.***

One of the homeowners asked who to call with regard to the fence that his bent and weeds growing on the easement owned by Water Management. Carol told her to call Water Management directly.

The meeting was adjourned at 1:00 p.m.

Respectfully submitted,

Tina Piasio, Recording Secretary