

## SPRINGHILL PROPERTY OWNERS ASSOCIATION MEETING

Meeting Minutes  
Saturday, September 8, 2007

A Board meeting was held at the Public Library on Saturday, September 8, 2007.

Present were: Marilyn Fong, President  
Carol Greff, Treasurer  
Tina Piasio, Secretary  
Bill Camire, Vice President

Excused: Ives Zeitsman

The meeting was called to order at 1:00 P.M.

President Fong advised those present how the meeting would be conducted. Anyone wishing to speak had 3 minutes to do so. There would be no debate between those present and the Board.

The primary reason for the meeting was to vote for the approval and preservation of the Homeowners Association's covenants and restrictions in accordance with Florida Statute, Chapter 712.

**A motion was made by Recording Secretary, Tina Piasio, that "The Board of Directors, in accordance with Florida Statute, Chapter 712, approve the preservations of the covenants and restrictions for another thirty (30) years and record Marketable Record Title Act Notice in the public record."** Motion seconded by Carol Greff; motion passed.

Due to the enhancement of the concrete wall along Jog Road, Vice President, Bill Camire, made the following motion.

**The Board is to adopt and add to our rules and regulations as Item #14, the following definition of "UNSIGHTLINESS".**

**#14. Fences or man made structures installed within three (3) feet of the existing concrete wall along Jog Road, shall not exceed the height of said concrete wall. Anything otherwise shall be deemed "unsightly".** Motion seconded by Carol Greff; motion passed.

Homeowners were advised they will receive a new and updated copy of the new Bylaws and articles of incorporation

### **Financial Report – Carol Greff, Treasurer**

Homeowners present received a copy of the Financial Report. The balance in our checkbook, as of July 1, 2007, was \$89,817.71. Deposits were \$9,605.00; expenses \$39,067.09. Total in checkbook as of July 30, 2007, \$60,355.62.

Deposits in August, 2007 were \$13,715.00; expenses \$40,566.79. Balance in checkbook as of August 31, 2007, \$33,503.83.

Our expected expense for September, 2007, is \$19,600.00, \$18,500.00 of which is due the contractor for the wall.

We have an outstanding income of \$5,980.00 which includes annual dues for 2007, late fees and unpaid monies for the wall assessment.

Notices are being sent to everyone who has not paid their assessment or annual dues for 2007. For those in arrears, notices will be sent to our attorney.

### **Jog Wall Status**

Carol Greff advised that we are in the curing stages of the stucco. The next step will be to pressure clean the wall and have it painted. We are also waiting for the status of the inspection done by the County.

It was explained that the proposed "cap" on the wall was removed due to County Codes. The wall is 6' high. To add a "cap" would make the wall exceed the code. In some areas the wall may be slightly shorter than 6', however, that is due to the grading of the street as compared to the grading in the homeowner's yard. According to County Code, the wall is 6' tall and that is the maximum height we can go.

Questions were raised regarding the trash around the entrances. Carol advised contractor will clear all the debris. A question was asked about the design of the front entrances. President Fong stated that everything depended on the funds we have available after the wall is completed. At the present time, the Board has tentatively decided we would use tile and put the "Springhill" letters on the tile. The Board was open to suggestions from anyone who had other ideas.

Homeowner, Joe Peccia, advised that he volunteered to be on the beautification committee, however, no one every contacted him or his wife. Carol explained it would be useless to start beautification until the wall was complete and that we must see what remains in the budget. Once this is accomplished and we have the revenue, those who signed up to work on a committee would be contacted.

A question was raised as to the possibility of any new assessments pertaining to the wall. Carol explained the money already assessed for the wall will be enough to complete the wall; construction, pressure cleaning; painting. There is a question as to whether we will have enough money for beautification once the wall is complete. We do not have excess money in this year's budget. It was explained that the last hurricane caused quite a bit of damage, especially to our lighting fixtures. Homeowners were never assessed for the cost of that damage which came out of our treasury and amounted to over \$18,000, ultimately leaving us with very little additional revenue.

Discussion took place on some homeowner's dissatisfaction with the wall; however, Carol advised that in her contact with various other homeowners, 80% of them are very satisfied. They were happy to no longer see various size, shapes, heights and colors of fences along the wall that deterred from the whole community. The Palm trees along the outside of the wall will remain there. They cannot be removed unless they are replaced, according to the County Codes.

Joe Peccia wanted to confirm that all the Bylaws and Restrictions which were just voted upon, would remain the same, with the exception of the new Amendment #14, pertaining to "unsightliness". The answer was, "yes". He was advised by Carol Greff that our Bylaws, Articles of Incorporation and all

other documents state the Board, from time to time, will and can constitute what is considered unsightly.

Compliments were given to Carol Greff from Vice President, Bill Camire, for all the work, research and time she has put into the project of construction and completion of the wall. She has spent hours away from her own business and family to make sure this project is finally complete. President Fong also voiced her agreement.

Carol complimented resident Victor Roe for the voluntary work he has done replacing light bulbs in the poles. We had a major problem with light poles on Sandhurst Circle East, Guildcrest and the Plains Drive entrance... Victor has worked on all these problems with no charge to the association. Compliments were also given to residents who pressure cleaned their driveways after a "reminder" notice went out in our Newsletter.

Carol thanked everyone for their patience, especially the residents along the wall, who have assisted and cooperated with the contractor. It has been a very stressful experience for everyone. She feels that once it is done, it will enhance our development and our properties.

After some discussion regarding violations, particularly the one at the entrance to Plains Drive, the residents were told that several notices have gone out and that house will be called to a "special masters hearing" pertaining to violations. Our attorney has received notice on this particular house.

It was reiterated once more that it is important for any homeowner who sees a major violation, should contact the County or the Board. The more complaints received by the County, the more likely it will receive the proper attention.

A suggestion was made that we increase our annual dues so as not to constantly assess the property owners whenever something major comes up. Constant assessments discourage property owners. It was also stated that "renters" of homes should be screened and we should request credit reports. President Fong advised that the Board has already discussed making these changes to our bylaws, along with others, and they will be presented at our January, 2008 meeting for discussion and a vote.

With regard to parking on the swales, this is a County problem. Anyone seeing cars parked on the swale for unreasonable periods of time should call with their complaint.

The meeting adjourned at 2:00 P.M.

Respectfully submitted,

Tina Piasio  
Recording Secretary