

MINUTES

THE SPRINGS COMMUNITY ASSOCIATION, INC.

Clubhouse - 400 Woodbridge Road, Longwood, FL

Wednesday, February 15, 2016 at 7:00 p.m.

Board members present were: Jerry Alexandrowicz, President; Jerry Crews, Vice President, Robert Johnston, Treasurer, Austin Beeghly, Secretary, and directors Mark Sposato, Jamie Cornell, and Rosie Sterling. Community Association Manager, David Forthuber, was also present. Four home owners attended.

CALL TO ORDER

Noting that the meeting had been properly posted and a quorum was present, Board President Jerry Alexandrowicz called the meeting to order.

PRESIDENT'S REPORT – Jerry Alexandrowicz noted that he and Austin Beeghly had attended a utility commission hearing to protest the proposed hike in water fees and, while their remarks were broadcast on local news shows that evening, he thinks a letter writing campaign by residents will be the most useful way to try and persuade a more gradual rate increase. He asked for and received the Board's approval to write a letter on behalf of the SCA. Mr. Alexandrowicz also noted that he and the manager had participated in conversation with two SCA members, Bill Eggers and Peggy Thomas, and with Jay Exum, all of whom are members of the advocacy group "Friends of the Wekiva." Mr. Eggers and Mr. Exum are also ecologists and both are involved in helping to implement the Wekiva Basin Plan which is intended to halt water deterioration and seek public participation in protecting the waterways from fertilization that threatens water quality. The SCA is committed to participating in these action plans and will likely be able to obtain governmental funding to undertake measures to meet the goals. After obtaining agreement for a 5% increase in revenue, Mr. Alexandrowicz has signed the permit for the 2017 Springs Concert. The Orlando Philharmonic will showcase the music of Abba on May 6. Finally, he noted that the SCA will obtain an evaluation from a bridge consultant, a referral from Mr. Jeff Dix, before proceeding further with any changes to the bridge on Woodbridge.

SECRETARY'S REPORT – Austin Beeghly advised that the November 9, 2016 minutes appear accurate. Robert Johnston moved to approve the minutes for record. Austin Beeghly seconded the motion and it passed unanimously.

TREASURER'S REPORT – Robert Johnston will provide the directors with a written summary report after he reviews the January financial provided by Sentry Management just prior to tonight's meeting.

MANAGEMENT REPORT – None of the directors had questions for the manager about the February report.

COMMITTEE REPORTS – None of the directors had questions about the committee reports.

MEMBERS OPEN FORUM: Jess Baru asked for, and received, the SCA's agreement to help clean up the lot of the distressed property at 100 Bridgeway Circle. Agata Fowler inquired about the use and payment of sheriff's officers to patrol the HOA's streets.

OLD BUSINESS:

- Austin Beeghly reported to the Board on the use of Seminole County off duty officers to patrol the streets of the SCA. The Security Committee urged the patrolling after reading for months in security logs about multiple incidents of residents running stop signs and speeding. Seventy-seven warnings and four citations were issued during 8 half-days of patrol. He defended the fact that the SCA has to pay for the patrols, indicating that disregard for the safety of other motorists and pedestrians had to be halted.
- Jeff Dix, landscape designer, has submitted a concept for fencing along SCA property on Markham Woods Road that includes the need for irrigation behind the fence for shrubs and trees provided by the county, and in front of it for peanut grass, which eliminates the need for mowing. To proceed further

will require engineered drawings. *Bob Johnston moved to authorize engineered drawings for the concept. Austin Beeghly seconded the motion and it passed unanimously.*

- The manager noted that proposals to repair and re-roof the 14 X 12 foot pavilion at the spa pool were running between \$10-12,000 and that a less expensive option might be to purchase a 12 x 12 foot pavilion of cedar wood and a metal roof, available at Costco for \$1400, to replace it. The Board authorized him to investigate the option. The manager will also develop options to replace the coquina chimney at the tennis court, which leaks water into the restrooms, with something water-tight.

NEW BUSINESS:

- The manager proposed Regulation 14A which would set time limits on leaving seasonal decoration displays on homes and permit some governance regarding the use of party lights and yard art. There was no motion by the Board to adopt the regulation.
- With suitable repairs, estimated to run about \$7500, the HOA has title to rent 256 Springside Drive for one to two years to recover unpaid assessments and the repair investment. *Jerry Crews moved to authorize the investment in repairs if an evaluation of the tile roof concluded that it could be affordably repaired for a few evident leaks. Robert Johnston seconded the motion and it passed unanimously.*
- Jerry Alexandrowicz noted that the SCA benefits greatly from a talented maintenance team, an alert and experienced security staff, and a capable administrative team. No provision was made in the 2017 budget to provide a raise for meritorious work by these individuals because there was uncertainty whether an assessment increase would be approved. He proposes a \$200 wage supplement per quarter for each of the SCA's 17 staff members. The Board discussed the pros and cons and tabled the request pending more information about prevailing wages and an appropriate mechanism for rewarding good performance.
- The manager noted that at this point in the year the Board typically considers requests by the various standing committees for new members, if needed. The Board directed him to consult with committee chairs regarding their interest and need for new appointees, as well as their recommendations for appropriate appointees, and to take up the matter at the March 15 meeting of the Board.

ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 8:30 p.m.

Austin Beeghly, Secretary

Date