

MINUTES

THE SPRINGS COMMUNITY ASSOCIATION, INC.

Clubhouse - 400 Woodbridge Road, Longwood, FL

Wednesday, March 15, 2017 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 the manager were invited to meet on March 6th with administrators and project chiefs at Utilities, Inc. UI is about to embark on a 9-month project to lay a new 12” sanitary sewer line within The Springs. The line will support the upgrade of the sewage handling facility in Altamonte Springs. The current 10” line within the utility and greenbelt easement will be sealed and left in place and the 12” line laid nearby. Installing the new line requires a 25-foot clearance for heavy machinery which will require the removal of a considerable number of trees and shrubs. He and the manager will be working with UI to tag and retain as many heritage oaks and mature trees as possible.

SECRETARY'S REPORT – Austin Beeghly advised that the February 15, 2017 minutes appear accurate. He moved to approve them. Robert Johnston seconded the motion and it passed unanimously.

TREASURER'S REPORT – Robert Johnston reviewed the February financial provided by Sentry and noted that at this point early in the year the SCA has \$1,467,561 in its operating fund and \$413,978 in the reserve fund. He reported that accounts receivable declined by \$126,005 since last month and noted that the manager had sent out warning letters to 101 owners who were entirely delinquent in paying their 2017 assessment. The accounts receivable balance as of 3/14 was \$412,243. AR collection has steadily improved over the past two years. There were also no new bank foreclosures in February and only 4 homes are in mortgage foreclosure. There are 23 owners with delinquent balances extending back to prior years. Five are under bankruptcy protection.

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

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

MEMBERS OPEN FORUM: Doug Goddard, Jasmine Lane, advised the directors that 9 basketball courts exist on the streets around his home, and that they are in constant use from late afternoon until, oftentimes, under lights at night. He notes he was a coach and loves young people, but the constant bouncing noise from the driveways and backboards reverberates through his home and makes the quiet enjoyment of his home impossible even with the windows shut. He asks the directors to put some limits on hours of play and to consider limiting play at each home to the children who live at each home. The directors declined to make rules and encouraged him to talk with his neighbors to obtain some relief from the problem.

OLD BUSINESS:

- The directors reviewed three bids for re-shingling and one bid (Prestige Metal) for utilizing metal to renew the roofs of the men's and women's spa, the tennis court building, and the stable/maintenance sheds. The HOA's insurers asked that they be renewed so they could be reinsured next year. *Robert Johnston moved to award the low bid of \$12,750.00 each for the spa buildings to Winter Park Roofing. Rosie Sterling seconded the motion and it passed unanimously. Austin Beeghly moved to award the low bid of \$13,350 + up to \$2000 for masonry service to the stone chimney to Winter Park Roofing for the tennis building. Robert Johnston seconded the motion and it passed unanimously. Citing the convenience of using the same vendor and their 10 year workmanship warranty, Jerry Crews moved to award the bid to re-roof the stable/maintenance sheds to Winter Park Roofing if they could reduce their*

bid to match the low bid of \$20,725 by Pro Roofing. If they cannot, the award will go to ProRoofing. Austin Beeghly seconded the motion. The motion passed 6 to 1. Jerry Alexandrowicz voted no, with an objection to allowing one vendor to revise their bid to secure its award.

- Upon the award of the roof bids, the manager asked Mr. Crews to share his concern that building and roof colors ought to harmonize in order to increase the aesthetic value of the community's buildings. Mr. Crews pointed out that buildings once a uniform color have now morphed into various tan and green shades with shingles that do not blend well with the structures. He has explored the idea of having Debbie Dix, the colorist who picked the color of the 434 wall, visit and make color recommendations to restore the visual aesthetic. Ms. Dix has agreed to make color recommendations for a fee of \$300 with an added fee of \$200 if she has to undertake revisions to her recommendations. *Mr. Crews moved to hire Ms. Dix to make color recommendations. Rosie Sterling seconded the motion and it passed unanimously.*
- DixHite & Associates submitted a hardscape plan for erecting an 8 foot tall hardi-board wall with two Florida fieldstone columns and 10 lighted posts along the SCA's boundary on Markham Woods Road. The back side of the wall will be softened by a viburnum hedge and two live oaks donated by Seminole County. The front side of the wall will be softened by the addition of bougainvillea on the posts, and various shrubs at the foot of the wall. Peanut turf that does not require mowing will replace the Bahia turf the county must mow. The manager utilized past wall element expenses to develop an estimate of cost for the current proposal. Including design fees, utility installation, wall and gate construction, and landscaping, the cost is likely to reach \$104,000. *Jerry Alexandrowicz moved to accept the design plan with instruction to add decorative lighting for the stone columns and to eliminate pine trees behind the fence, and to obtain three competitive bids for the installation. Rosie Sterling seconded the motion and it passed unanimously.*

NEW BUSINESS:

- The manager proposed adding a new Section 3 to Regulation 19 which governs parking. The revision would provide for an "Overflow Parking Permit" that can be utilized by residents whose guests can only park for 6 hours each day on community streets because the homeowner's driveway and garage are filled to capacity with vehicles. The revision would provide that certain spaces in the Guest Parking areas near the spa buildings and tennis courts would be designated as "overflow parking spaces" and vehicles parked there would have to display the permit. CSO's would retain contact information for the vehicles parked in the spaces to assure they would be moved in time for daylight parking use. Currently, homeowners are permitted to allow guests to park in the designated guest spaces near the recreation area only during the day. There is no provision in place to allow for overnight parking in the designated guest parking areas and the manager suggest that his proposal would relieve congestion on community streets. *The board tabled the proposal for further study.*
- The directors considered the request made by a homeowner to create rules for basketball play at home courts and declined to issue new rules.
- On an emergency basis, the Board reviewed a proposal by Andeyev Engineering Inc. to use Ground Penetrating Radar to evaluate the extent and cause of a cavity now apparent along the retaining wall on the lawn above the spring. *Robert Johnston moved to approve Phase 1 of the proposal, utilizing GPR and presenting a report of findings for \$1375. Austin Beeghly seconded the motion and it passed unanimously.* Phase 2 of the proposal, which would include recommendations by senior civil engineers to stabilize the area of the cavity, and its fee of \$3500, will be considered for approval once the findings have been discussed by the Board of Directors.

ADJOURNMENT: There being no further business to discuss, the meeting was adjourned at 8:20 p.m.

Austin Beeghly, Secretary

Date