

## **MINUTES – Budget Board Meeting**

### **THE SPRINGS COMMUNITY ASSOCIATION, INC.**

Clubhouse - 400 Woodbridge Road, Longwood, FL

Wednesday, October 18, 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 James Cornell, Rosie Sterling, and Mark Sposato. Community Association Manager, David Forthuber, was present. Seven home owners also 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 at 7 p.m.

**PRESIDENT’S REPORT** – Jerry Alexandrowicz welcomed Bob Johnston back to the Board after an absence of five months recuperating from surgery and complications. He also noted that Austin Beeghly and Candace anticipate the arrival of a new son on October 23. He reported on conversation today with Mr. Gallimore whose company is building the Markham Woods Road fence. Last minute wind-load changes required by the county will raise the cost of the fence by approximately \$15,000. Mr. Alexandrowicz also confirmed that FEMA contractors were to begin large debris pick-up of tree trunks and branches this week and when that process was complete they’d return for any construction debris pick-up set out. Small debris must be bagged and set out for twice weekly pick up at homes by Progressive Waste Management. It cannot be mixed with the other debris.

**SECRETARY’S REPORT** – Austin Beeghly advised that the September 20, 2017 minutes have been reviewed and are accurate. *He moved to approve them. Jerry Alexandrowicz seconded the motion and it passed unanimously.*

**TREASURER’S REPORT** – Robert Johnston reported that there was \$903,499 in the operating account and \$408,525 in the reserve account as of September 30, 2017. \$205,525 was received in assessment income in September and \$184,133 is still outstanding. To compare, at the end of 2016, \$207,860 was outstanding as of December 31. The SCA has seen marked improvement in debt payment and far fewer properties in distress. A good portion of the \$125,202 characterized as “bad debt” has carried since 2013. There remains \$604,639 to pay off the Seacoast loan that paid for street repaving and the restoration of the springs wall in 2013. Total expenses remain below income. There were 8 home closings in September, a total of 45 for 2017. Forty-five owners are delinquent with their 2017 assessment payments.

**MANAGEMENT REPORT** – None of the directors had questions regarding the manager’s monthly report.

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

**MEMBERS OPEN FORUM:** Damian Perez, 134 Wisteria Drive, asked the Board why there is no bidding involved in the removal of dead or broken trees, when did the SCA pay for tree removal at private residences, and why the canals on Wisteria were still stagnant after close to \$100,000 in contractor payments over many years. Mr. Alexandrowicz advised that Brinton Tree Services, a contractor with the required general liability and worker’s compensation coverage, was the preferred vendor for the HOA because he had a long history of under-bidding other competitors, did careful work, and had a history of being highly responsive when emergencies arose. He advised that other contractors like Mr. Perez had been hired from time to time and were included in storm clean-up by way of referral to private home owners. He noted that the SCA did not pay for tree services at private homes unless a common ground tree had overgrown the private property and had to be removed per request of a concerned home owner. He advised that \$100,000 was an overstatement of the canal related expenditures to date and the expenditures have occurred over a 15-year period. The canals will continue to require periodic maintenance and reconstruction of one conduit under Wisteria is being actively considered. Agata Fowler, 121 Wisteria Drive, asked for an update on the RFID project. The manager noted that installation of the RFID reader had been awarded to Lane Electronics and shortly thereafter the security chief requested that the Board utilize two short entry arms on either side of the resident lane to speed the entry of vehicles and diminish tail-gating. Lane is working on proposals for the new operator arms and also addressing concerns about

the storage capacity of the data cards that store entry codes. Once these items are addressed the installation of new arms and the RFID reader can go forward.

**OLD BUSINESS:** There was no old business to address.

**NEW BUSINESS:**

- Jerry Alexandrowicz advised the Board that around the state many condominiums and HOAs require that rental units place a common area damage deposit in escrow at the community's bank so that damages which occur on common area grounds or at common area facilities can be addressed without lengthy pursuit of the tenant or landlord through legal processes. He notes that the minimum deposit he's seen is \$500 and the maximum usually matches the amount of monthly rent a tenant is required to pay. He has confirmed with the HOA's attorney that such stipulations are legal as long as they are approved by the membership. He recommends that the SCA have its attorney draft an amendment establishing a requirement that rental properties keep, in a community escrow account, a deposit toward common ground and facilities damage. *Jerry Crews moves to have the attorney draft such an amendment for community vote in January 2018 and set the deposit amount at \$750. Austin Beeghly seconded the motion. In discussion, Mark Sposato recommended that the language of the new amendment refer back to the process created by Amendments 38 and 39 to assure that landlords and new tenants are well-advised about the stipulation. With this consideration added to the motion, the directors voted unanimously to approve the motion.*
- *Robert Johnston moved to adopt the proposed budget for 2018 which sets the annual assessment again at \$1780 and requires that allocations for salaries, wages, employment taxes, and payroll administrative costs for each of the three SCA employee groups be delineated with specific codes. Austin Beeghly seconded the motion and it passed unanimously.*

**ADJOURNMENT:** There being no further business to discuss, the meeting was adjourned at 7:50 p.m.

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Austin Beeghly, Secretary

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Date