

Springtree Homeowners Association, Inc.
Board Meeting
November 15, 2010

President Jim Marshall called the meeting to order in the Advantage Property Management Conference Room at 7:00 p.m. Present were Board members Jim, Geri Gaynor, Bob Publicover, and Rob Sheil. Board member Jonathan Picirillo was absent and excused. Five (5) owners were also present and Manager Sharon Beal.

October Minutes Secretary Gaynor read the October minutes. There were two (2) corrections. Referring to the gates, the last sentence in paragraph 3 was changed to read "We have been told that the supports for the gates are poorly constructed." In paragraph 4 on speed bumps, a sentence was changed to "It was also agreed that the discussion of the speed bumps should be tabled for the November meeting." A motion was made by Bob, seconded by Jim, and carried to approve the minutes as corrected.

Financial Report The October treasurer's report was reviewed and accepted with a motion by Geri, second by Rob and carried. Geri talked to our attorney. The firm will monitor owners in a bank or other foreclosure for a flat fee of \$350 to protect the Association from being left out of financial settlements. The Board agreed to continue this until we decide otherwise. So far, the Association has done well in collecting bad debts.

Gate Repair Electronic Security, our gate company, reported the wrong computer board was sent. They can install a meter that will count surges to the gate control. Rob, who works at Bonded Lighting Protection Systems in Jupiter, presented a quote of \$3,450 for gate grounding and \$495 for a surge protection device. This does not include the cutting and patching of the asphalt/concrete road that would also be needed. Another option might be paying a monthly fee to FPL for surge protection. Although it is difficult to deal with FPL, this will be explored.

Speed Bumps These were again reviewed, the danger to children, walkers, pets, etc. A motion was made by Jim, seconded by Geri, and carried to install speed bumps in two (2) sets on Winter Haven and a sign at the entrance notifying drivers of the bumps. The vote was three (3) in favor and one (1) opposed.

Comcast Contract Geri and Sharon met with Jean Teator of Comcast. Our cable contract is expiring. The new proposal provides Standard Basic and Digital Starter Service with Digital Converter for 11 years at a rate of \$30.50 per home. It also eliminates 8 units from paying the first year and 4 units the second year to compensate somewhat for those units not paying their maintenance, yet still receiving cable. In

addition, the Association will receive a cash signing bonus of \$6,450. A motion was made by Jim, seconded by Geri and carried unanimously to enter in this contract with Option A.

2011 Budget The budget was reviewed and discussed. A motion was made by Jim, seconded by Rob, and carried unanimously to approve the 2011 budget of \$130,751 or \$120 per unit per month. This will be mailed to each owner before December 1, 2010.

It was agreed that, as in the past, there would be no December meeting, The Board will meet the third Monday in January 2011, January 17 at 7:00 p.m. With no further concerns, the meeting adjourned at 8:55 p.m.