

Springtree Homeowners Association, Inc.

Board Meeting
March 21, 2011

President Geri Gaynor called the meeting to order at 7:00 p.m. in the Advantage conference room. Present were Geri, Bob Publicover, John Werner Schultz, Bob Steigerwalt, Manager Sharon Beal, and owners Marilyn Publicover and Sharon Neylon. The February meeting minutes were read by Geri and a motion to approve was made by Geri, seconded by John, and carried. The February financial report was given by Bob S.

Assets	120,575.61
Liabilities	10,353.97
Reserves	75,037.29
Liabilities & Equity	120,676.61

A motion was made by John, seconded by Bob P., and carried. The arrears list and requests from owners for a payment plan were discussed. Sharon will report our lawyer's recommendation to the Board for action.

Security Contract. The contract with ADT (formerly Brinks) expires 8/27/11 with a 30 day notice required to change vendors. Sharon will get proposals.

Dogs. A letter will be sent to each home concerning County laws for dogs since we just had a rather serious incident with a dog attacking another dog and biting an owner in the process.

Repairs. Owner/engineer David Scott will present a proposal for repairing the drains in Springtree at the April meeting. Gate repair is in progress and Complete Access will be called by Sharon to not dispose of concrete in the preserve. Speed bumps were installed on each side of the tot lot and Sharon will obtain a price for a study from a traffic engineer for the next meeting. Bob S. will look into boulders or some other way to stop people from driving on the grass to avoid the speed bumps.

Landscaping. Timber Tree has trimmed the Washingtonian palms at the entrance and the gate at \$40 per tree. Removal of the 15 Buttonwood trees

that are growing into the Areca Palms along the entrance drive was discussed. All agreed the \$1200 price was very good. A motion was made for Bob S. to tag certain trees for removal, spending up to \$250. Mulch was discussed and tabled at this time.

Pest Control. Geri talked with Choice Pest Control. A motion was made by Geri, seconded by John, and carried unanimously to extend the contract another year at \$250 per bi-monthly treatment. The present contract expires in May.

Bob S. will paint the bulletin board and Sharon was thanked for cleaning and updating notices. The small white lights on the entrance Washingtonian palms were discussed. It was agreed that more light is needed at the entrance. A motion was made by Geri, seconded by John and carried unanimously to spend up to \$885 with Bressaw Electric to make these lights safer.

Sharon reported that hidden video camera installation is available to identify vandals. These might be at our gate controls or people driving on the grass to avoid the speed bumps, etc.

Discussion. Renters at the southwest corner of the inner circle will be contacted by Sharon about the children who go out into the street. We are concerned for their safety.

The Board met on an architectural application from a owner to install artificial grass in his front and some of his side lawn. After discussion this was denied unanimously since it is not in keeping with the neighborhood as required by our Documents. Maintenance and drainage would also be a problem. The meeting adjourned at 9:00 p.m.