

Springtree Property Owners Association, Inc.  
Board Meeting  
June 21, 2010

President Jim Marshall called the meeting to order in the Advantage Property Management office conference room at 7:00 p.m. Present were Jim, Jon Picirillo, Bob Publicover, Manager Sharon Beal, and about six (6) owners. Board members Geri Gaynor and Rob Sheil were absent and excused. The minutes of April 19, 2010 were read by Jim and approved with the correction of the third sentence from the end of the minutes. It was corrected to read, "Jonathan Picirillo was thanked for his labor to spread the mulch in the entry areas." Jon was asked to submit a bill for the labor of his workers. A credit card was turned in to the manager for cash for the Association.

The May 2010 Treasurer's report was given by Jonathan:

Assets	103,285.39
Liabilities	7,955.73
Reserves	66,442.43
Liabilities & Equity	103,285.39

A motion was made by Bob, seconded by Jim and carried to accept the financial report as read. After discussion, it was agreed that a report be e-mailed to the Board on the status of the five (5) accounts delinquent over \$1,000.00. The names will remain confidential to the Board. It was agreed that we retain the Sachs Sax Caplan legal firm for now.

Engineering assistance on drainage from Stephen S. Cooper, P.E. was reviewed. Jim noted that storms and hurricanes could be a big problem for the development. The tasks recommended by Mr. Cooper were approved with the addition of this sentence at the end for the first bullet: "The scope of work is to include an investigation of all property boundaries." The agreement was approved with a motion by Jim, second by Bob, and carried. The cost is \$1,000. A first letter on drainage was sent to all owners on April 23, 2010 from the Association. See attached.

Removal of the Buttonwood trees from U.S. 1 to the gate including stump grinding was approved with a motion by Jim, second by Jon and carried unanimously. The contract is with Timber Tree and the cost is \$25 per tree. The contract from Kickin Grass was for \$35 per tree. Re-connection of the rope lights on the entry Washingtonian palms was tabled at this time as was changing the gate code. The street sign for the corner of Springtree and Winter Haven was approved at the last meeting and will be done ASAP.

A 2010 Directory will be printed as well as put on the web site after signed "Hold

Harmless” agreements are signed by the parents of the kids in the picture to be used for the cover. The 2010 Newsletter was approved and will be inserted in the Directory.

A letter from William N. Swift, P.A., an attorney for an owner, was given to each Board member and discussed. A motion was made by Bob, seconded by Jon and carried unanimously that our attorney respond to the effect that the Association can not take action at this time.

Geri Gaynor will report on the dredging material from Manatee Pocket being deposited across U.S. 1. The County has assured her that it is not hazardous or offensive.

Owner Discussion Sharon Neylon said there are homes where the lawns are a mess and beds are overgrown. She said house painting is not a problem. A discussion ensued on having a fining procedure versus letters and legal action used for enforcement. Owners can do a petition to amend the Documents to include fining. Manager Sharon Beal will assist with the wording as requested and make calls, send letters, etc. to enforce good care of homes and landscaping. Mr. Osterlind favors a fine system and will gather signatures and work for it being amended to the Documents.

The meeting adjourned at exactly 9:00 p.m.