

Springtree Property Owners Association, Inc.

Board Meeting
July 20, 2009

President Jim Marshall called the meeting to order at 7:00 p.m. in the Advantage conference room. Present were Jim, Geri Gaynor, John Piccirillo, Bob Publicover, Manager Sharon Beal, and about eight (8) owners. Board member Rob Sheil was absent and excused.

Minutes Geri as Secretary read the minutes of the June 15 meeting. A motion was made by Bob, seconded by Jim, and carried to approve them as corrected. Jim reported the pool fence is installed at the Burgess/Salamone property and is in compliance with Springtree Documents.

Financial Report John gave the financial report as of June 30, 2009:

Assets	93,112.42
Liabilities	13,220.41
Reserves	55,308.56
Liabilities & Equity	93,112.42

The arrears list was noted. Although the amnesty program was successful with all delinquencies made current at the time, there are now delinquencies for July. The financial report was accepted.

Bob Publicover attempted to contact Attorney Larry Glickman of Sachs and Sax on delinquent accounts. There are four (4) properties in foreclosure at this time. One owner has records of payments not consistent with Advantage's records which will be investigated and corrected.

John volunteered to present a fine procedure to the Board.

Preserve Geri worked with Superior Waterways and the work was completed. Superior called Martin County at least five (5) times to inspect. In about 3 months, the exotics will be re-sprayed. The only remaining work is installation of signs for each homeowner property adjacent to the preserve and also around other

borders of the preserve stating "PRESERVE AREA - DO NOT DISTURB." Geri obtained several bids for signage including Flamingo Signs at \$2,028.85 and Superior Waterways for \$424. A motion was made by Jim, seconded by Geri and carried unanimously to approve purchasing Superior's signs at \$424 including installation after insuring the sign material will weather well.

Lake and Fountain Maintenance Bids were mainly obtained by Geri from Superior Waterways, Lake Masters, and Martin Landscaping. After comparison and discussion, a motion was made by Jim, seconded by Geri, and carried unanimously to hire Martin Landscaping at \$100 per month to maintain the lake and fountain.

Jim noted that the letter of agreement was signed and is on file at Advantage to allow Diane Miceli's well to be re-opened.

John asked how we can get more owners to attend the Board meetings. Bob questioned withholding ARB approvals until owners are current in maintenance assessments. Jim asked Sharon to find out how other communities handle this.

Anna Calix noted constant trash in her yard from children waiting for the school bus and again requested that the school bus drive around the circle from the north side to the south so that children would wait on the preserve side of the street. She also said some owners do not pick up after their dogs.

The meeting adjourned at 8:13 p.m.

The Board met briefly and confidentially on a delinquent account and approved a fence for 4663 SE Winter Haven Court.

Note to John Picirillo and Board on Fine Procedures for Springtree:

It is my considered opinion after working with various associations that a fine procedure is cumbersome, difficult, and unnecessary. Every owner is already required to have the Documents and agrees to follow them when they purchase. The remedy for violations is a letter from the Association, often a personal contact, then a certified letter, and then a letter from the Association attorney. Owners already agreed to pay legal costs for enforcement of what they agreed to when they

bought their home. If the Board wants a fine procedure, OK, but I do not recommend it. We could put the use restrictions that are in the Documents in the next directory and I think that would do more to have owners follow the rules that benefit everyone.