


Springwood Villas II
Board of Directors Meeting
Clubhouse, 10440 Azalea Park Dr.
Tuesday 11 July 2017

Approved
8-29-17 

The meeting was called to order at 18:00 by President, Paula Cabral. Pledge of Allegiance was conducted.

40 members signed the attendance book.

1. Quorum

Paula Cabral conducted the Board roll call. Present were: Donna Keher, Bob Brandl, Art D'Elia, and Paula Cabral. Quorum was established.

2. Waiving the reading of minutes

A motion to waive the reading and approve the minutes of 10 May, 2017 was made by Donna Keher and seconded by Art D'Elia. Unanimously accepted.

3. President's Report

The President introduced guests in attendance, Attorney for the Association, Daniel Greenberg and the President of the Association's management company (Ameritech) Mike Perez.

Paula reported that the screen doors in the breezeway and the lanai are being replaced within the next 2 weeks. The lawn company will, this week, spray the weeds growing in the sidewalks and gutters. A window of 2 hours is needed between spraying the weeds and any rain for this treatment to be effective. The arborist will be on site August 10-11 to trim trees as needed. The Fire Department has checked the working order of all fire hydrants and painted each fire hydrant. The floor of the lanai will be painted as the power washing resulted in some chipping of the paint.

4. Manager's Report

Property Manager, Nichole Allard reported that a plumbing issue on Larchmont Court had been fixed. The contractor was informed about damage to an area of the lawn. The contractor offered to rake the area and lay some sod at a cost to the Association of \$200. Nichole will discuss this further with the Board. Nichole will share with the Board some information on an automated telephone tree costing 5 cents per call. Nichole stated that no recent violations had been reported.

5. Treasurer's Report

Donna Keher reported on the June Financials:

Total Revenues: \$ 66,060

Operating expenses: \$46,307

Contribution to reserves: \$5,833

Combined Net Income: \$19,753

Total Reserves: \$760, 349; after adjusted for the annual insurance payment reserves stand at \$717,390.

A motion to accept the Treasurer's Report was made by Paula Cabral, seconded by Art D'Elia, unanimously carried.

6. Unfinished Business

6.a) Villa Roofs and Declaration Amendment: Nichole Allard read aloud the proposed amendment to the Association's Declaration that if accepted by 2/3 of all voting members would shift the responsibility for the repair and replacement of roofs, both tile and flat, throughout the community, including villas, to the individual owners.

Following the reading of the proposed change to the Declaration, the Association's Attorney Dan Greenberg explained the process and then there was a question and answer session for all in attendance.

Dan explained that owners would be required:

- to obtain Board authorization to repair and replace roofs,
- would be required to give 7 days' notice to neighbors of a roof repair or replacement, however neighbors' approval will not be required,
- if needed neighbors must give reasonable access from their unit to the unit undergoing a roof repair or replacement,
- the Board will set a policy on roofing standards that roofing contractors will be required to meet.

Dan also explained that:

- the Board will have no responsibility for the settling of any disputes related to repair and replacement of roofs.
- The Association would be responsible for cleaning of the roofs and not painting of the roofs.

Dan further explained that the proposed amendment change, as read aloud by Nichole, would require an ownership vote and would be mailed to all owners asking for a proxy vote returned within a specified time (likely 15 days- 1 month, to be determined by the Board). To change the Declaration requires that 2/3 of all voting members agree to the change. If the initial mailing does not result in at least 2/3 response rate then the Association has a further 90 days to obtain responses from owners who have failed to respond.

A robust question and answer session was conducted.

Following the question and answer session a motion was made by Art D'Elia, seconded by Bob Brandl to proceed with an ownership vote process on the question of amending the Association's Declaration shifting the responsibility for the repair and replacement of roofs, both tile and flat, throughout the community, including villas, to the individual owners. (Donna Keher made an intervention stating that she believes the issue needs to be considered from both a legal and a property values perspective and that many roofers and the roofing consultant provided expert opinion that replacing all the villa roofs at the same time was required.)
Unanimously approved.

6. b) Mailing process: It was anticipated that the voting package will be mailed, by Ameritech, to all owners on Friday 14 July, 2017 and that the next Board meeting to review the results of the vote will be held on August 15. The initial mailing will be by regular post and if a follow up mailing is required to non-responders, a certified mailing process will be used at the Associations expense.

7. New Business

Paula explained that 3 units have been abandoned, the monthly fees not paid, and an inspection of the properties conducted to determine rent ability.

Dan explained the legal process required to rent the abandoned properties. Mike Perez explained the cost benefits.

One of the units is likely to be sold soon and therefore only 2 are under consideration for renting by the Association.

A motion was made by Donna Keher, seconded by Art D'Elia , that on the expectation of a favorable cost benefit assessment, the Association authorizes its Attorney, Dan Greenberg, to proceed in obtaining a court order allowing the Association to rent the following abandoned units: 5470 Orange Blossom Rd., Unit 5443OB and 5417 Magnolia Trail, Unit 5417MT.

Unanimously accepted.

8. Adjournment

A motion to adjourn the meeting was made by Bob Brandl and seconded by Paula Cabral.
Unanimously accepted.