

**Minutes of Board of Directors ZOOM Meeting  
Springwood II Villas Association  
Tuesday May 11th, 2021 at 7:00 PM**

**Meeting called to order by President, Tony Evans**

**Present: Mary Spielman, Donna Keher, Tony Evans, Jennifer Hanks, Martin Goss, and Jeanne Brunelle. A quorum was present.**

**Jenny Kidd from Ameritech**

**Motion to accept minutes of last 3 Board Meetings made by Jennifer Hanks and 2<sup>nd</sup> by Donna Keher unanimously approved.**

**TREASURER'S REPORT:**

**Revenues: \$89,075. Exceeding revenue budget by \$17,210.**

**Expenses: Operating - \$16,398. Spent on repairs and maintenance. Utilities (mainly cable) running over budget \$1,732. Total operating expenses which include insurance for March totals \$51,938.**

**Non-Operating Expenses: \$6,431 on budget. This is monthly funds put into reserves.**

**Assets: Total Assets \$952,749 of which reserves total \$743,593. This is an increase from last month.**

**Owner Overdue Accounts: Two accounts over 90 days. One account over 60 days**

**Due to the need to remarket our insurance to ensure adequate coverage for our roofs, we need to caution against making any "unplanned" expenditures currently.**

**MANAGER'S REPORT:**

**Jenny Kidd will be out Friday for her monthly inspection**

**Have had 2 approved sales in the community**

**PRESIDENT'S Report: Would like to see more of the community get involved**

**COMMITTEE'S:**

**Pool: Ordered and placed new railing "covers" for the steps getting in and out of the pool**

**Compliance: Nothing new to report**

**UNFINISHED Business:**

**Sewer & Storm drains: A signed proposal has gone out to Granite Inliner to start the work. Waiting to here for a start date. Raul is assigned and will oversee this project.**

**Roof washing – Sending this project to the Managers Committee. Cindy has sent an email back to Clearview and waiting for a current proposal for a possible sign off by the committee.**

**Storm Grates: Labeling for now**

**Clubhouse Guest Use: Limited basis. Masks are still required and in keeping with the CDC guidelines**

**Men's Sauna: Tabled for now**

**Recycling and disposal: There are 2 locations where you can drop your items off. Due to COVID they are not able to come here as they have done in the past. These locations will be put in the next Springboard.**

**Palm Tree Trimming: We have received a quote and hoping to have done by the end of June. We have over 200 palm trees. Jennifer Hanks is assigned to this project**

**The large depression on Hyacinth has been repaired. The other depressions are on hold until the scoping of the mains have been completed.**

**NEW Business:**

**Lawn Treatment: Tabled until a later date.**

**Inspection of All Roofs: To enable our Insurance Broker to re-market our insurance to obtain full recovery coverage on our aging roofs, a roof aging report must be completed on all roofs. Donna Keher sought quotes from 4 home inspectors to complete both roof aging and wind mitigation reports. Donna made a motion, seconded by Jennifer Hanks to engage Thorospec to complete this work at \$55 per unit. Unanimous  
Donna added that once the work has started it will be completed in 3 weeks. A schedule must be set, and all owners notified by the Board.**

**Room Rental Rates: On Hold until rules can be established**

**Background check fees: Schedule has been received**

**A Board member will now be assigned to "oversee" every project**

**Picnic: Flyer has been created and distributed**

**Quorum has been discussed to change the Declaration. This is an important issue, and the BOD hopes that all residents get involved.**

**The "breakfast" will again start on June 26<sup>th</sup>, 2021.**

**Painting of the shuffleboard benches: Tabled for now**

**Motion to adjourn meeting made by Jeanne Brunell and seconded by Jennifer Hanks.**

**Unanimously approved**

**Meeting adjourned at 8:10 P.M.**

**Open discussion with members:**

**The roofs were the biggest concern due to insurance rates. Once the home inspections have been completed the board will discuss the action to take going further. The roof insurance currently is not providing adequate coverage that is required by law and needed to protect our association and the homeowners. We are reviewing several options and will pursue them with a written follow-up to be published in the Springboard and mailed directly to every owner.**

**Posted May 14<sup>th</sup>, 2021**

**By Cindy Dunham**