

# **Springwood Villas II, Inc.**

## **Board of Directors Workshop Meeting Minutes**

Date of Meeting: Thursday, October 12, 2023

Time of Meeting: 3:00 p.m.

Directors Present: Jennifer Hanks, Julie Viers, Linda D'Elia, Terri Wood, Dale Bending (by phone)

Directors Absent: Connie Russell, Mary Young

A quorum was established.

Agenda:

1. Discussion to change lawn maintenance companies from U.S. Lawns to Ginkgo Landcare.  
Directors in favor:  
Jennifer Hanks, Julie Viers, Linda D'Elia, Terri Wood, Dale Bending  
Directors opposed: None.
2. Discussion of additional work needed and increased cost to repair lanai. \$18,000.00 was approved at a previous meeting. Additional cost of \$15,000.00 to bring footings up to code per Engineer.  
Total cost would now be \$33,000.00. Also, the timeline to do additional work will increase from six (6) weeks to eight (8) weeks.  
Directors in favor:  
Jennifer Hanks, Julie Viers, Linda D'Elia, Terri Wood, Dale Bending  
Directors opposed: None.
3. Jennifer Hanks discussed several upcoming issues with the directors and community members present:
  - a. Upcoming Pool Work. Jennifer Hanks and Jenny Kidd met with the owner of the company doing the repairs, he recommended that we could move the date out and that there would be no increase in cost. As a result, the pool work will be delayed until February of 2025 to give the association more time to have the funding available. Temporary repairs will be done soon on the cracks in the coping.
  - b. Jennifer Hanks told the board that she, Julie Viers, and Linda D'Elia met with Robert Mitchell on Tuesday, October 10, 2024, to discuss the upcoming insurance premium. At that meeting Robert Mitchell mentioned that we could expect a 30% to 70% increase from last year's premium which was \$602,000.00. As a result, Jennifer instructed our management company to increase the proposed 2024 Budget insurance line item by 30%.
  - c. Painting of the clubhouse. Will be meeting with the contractor to discuss possible color schemes that would match driveway and pool.
  - d. Terri Wood brought up tree roots near sanitary cover at 10616 Rosewood Court.
  - e. Jennifer Hanks mentioned the upcoming Block Captains luncheon on October 22, 2023. Coordinator, Kelly Bagley requested funding for event.
  - f. Jennifer Hanks asks directors to come up with questions for the "Meet the Candidate" event.

Minutes submitted by Linda D'Elia to the Secretary of the Board, Mary Young.

**Next Board of Directors Meeting – October 23, 2023, at 7:00 p.m.**