

Minutes of Board of Director Meeting  
Springwood II Villas Association  
Monday, February 27<sup>th</sup>, 2023, at 7:00pm

Meeting called to order by President: Jennifer Hanks

Present: Jennifer Hanks, Julie Viers, Terri Wood, Mary Young, Dale Bending, Linda D'Elia

A quorum was present.

Management Report:

- Financials sent at the beginning of the month.
- Delinquencies noted.
- Application for 5457 Orange Blossom has been received and approved.
- Minutes from last Board meeting have been published.
- Next Board meeting is set for Monday, March 27<sup>th</sup>, 2023.
- Springwood II has both a private and public section – both accessible from the main website (springwoodvillas2.org)
  - Financials are maintained on the Private site.
  - Login to the private location is on the main website.
  - Register to set up an account.

Treasurer Report:

- As of January 31<sup>st</sup>, 2023, Operating Fund: \$433,971.56
- Total revenue: \$1,112,712.21
- Reserve: \$736,367.56
- Expenses: \$65,077.86
- Delinquencies:
- Assessment delinquencies: \$15,342.21 in litigation
- Pool lighting expense: \$4587.48

President Report:

- Board meeting protocols:
  - Owners can speak during the board meeting, only when there is a vote taking place and are asked to only speak on the subject being addressed.
  - Owners will be allowed to ask questions once the meeting adjourns.
  - The time for questions, per person is 3 minutes.
  - All complaints should be put in writing.
    - Submit to the office.
    - Email to Jenny Kidd, Ameritech at Jkidd@ameritechmail.com or Springwood II at springwood2@gmail.com
    - Jenny Kidd is the first filter for addressing these.

- The board will get all the complaints that Ameritech doesn't deal with
- Owners who are not receiving email blast, add your email address to the notebook for distribution list updates.

#### New Board Member:

- Motion to approve Earl Eastman as new board member.
  - Julie Viers motioned.
  - Dale Bending 2<sup>nd</sup> the motion.
  - Vote was unanimous.

#### Finished Business:

- The install of the Shuffleboard court lights has been completed.
  - Have both a switch and timer option.

#### Unfinished Business:

- Sewer Mapping
  - Met with John S (Inner Liner)
  - He will provide a map of all sewer lines for the neighborhood including what products and materials were used.
  - More information will be provided at the next Board Meeting
  - Work has been slotted for 2024/2025 – most vulnerable spots will be addressed first.
- Pool Repairs
  - This line item will remain in Unfinished Business until completed.
  - The repairs will be started in 2024.
  - This repair has already been voted on and passed.
  - Poles have been installed for night swimming.
    - Duke Energy will swap out light in their pole.
    - Next steps – goes to city for approval.

#### New Business:

- Committee Sign-ups
  - There is a committee sign up binder.
  - Any additional committees – see Mary Young
- Roofs
  - 3 owners/4 roofs still outstanding to be completed.
  - All are under contract.
- Driveway
  - Previous Board approved \$22,000 for primary driveway repairs.
  - Additional quote \$1300.00 for additional work and requires a revote.
  - In process of obtaining additional quotes for the work and potential other products options

- Pool Lift
  - Put on hold for now.
  - Received one quote for \$23,451.00.
  - Looking into other ways to fund this (ie: Grants, etc)
- Security System
  - Current Security System runs on Java.
  - If we upgrade to Windows 11, the current system will no longer function.
  - We need to plan for a future upgrade.
- Insurance
  - Board has narrowed it down to 2 options:
    - Option C
      - 10% Deductible, \$10M wind/loss
      - \$20,000 over budget – but Association could absorb this cost.
    - Option E
      - 10% Deductible, \$5M wind/loss
      - Comes in under budget by \$23,000 – which can be put towards a reserve fund.
  - Board to vote on Insurance.
  - Motion made for Option E
    - Dale Bending motioned.
    - Terri Wood 2<sup>nd</sup> the motion.
    - Vote for option E - passed.

For	Against
Earl Eastman	Julie Viers
Dale Bending	Linda D’Elia
Jennifer Hanks	Mary Young
Terri Wood	

Motion to adjourn the meeting:

- Dale Bending motioned.
- Mary Young 2<sup>nd</sup> the motion

Meeting adjourned at 7:40PM