

Springwood Villas II  
Board of Directors Meeting  
Clubhouse, 10440 Azalea Park Dr.  
Tuesday August 29, 2017

The meeting was called to order by the President, Paula Cabral, at 19:12.

The meeting followed the Special Meeting on Villa roofs and approximately 6 members remained for the Board meeting. Nichole Allard from Ameritech also attended the Board meeting.

**1. Quorum**

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

**2. Proof of the notice of the meeting**

Paula Cabral verified that the notice of meeting was posted on 27 August.

**3. Waiving the reading of minutes**

A motion to waive the reading and approve the minutes of 11 July 2017 was made by Bob Brandl and seconded by Art D'Elia. Unanimously accepted.

**4. President's Report**

Paula Cabral reported that new screen doors were installed in the breezeway and in the lanai. The lanai was also cleaned and the floor painted. Trees were trimmed and diseased trees removed as necessary. Bids were sought for the exterior painting of the clubhouse and refurbishing the laundry room.

**5. Treasurer's Report**

Donna Keher reported on the July financial statement.

Total revenues: \$67,843

Total Operating Expenses: \$37,384

Contribution to reserves: \$5,833

Combined Net Income: \$29,714

Total Reserves: \$766,488 (after adjustment for contribution to annual insurance: \$722,529)

A motion was made by Paula Cabral and seconded by Bob Brandl to accept the Treasurer's Report. Unanimously accepted.

**6. Manager's Report**

Nichole Allard reported that based on a new set of specifications, bids are being obtained for grounds maintenance. She also reported that the concrete wall behind the units on Springwood Blvd. is in disrepair and that she is obtaining bids to tear down and rebuild the wall. Only one bid received to date at \$42,000. Paula suggested alternative materials be considered rather than concrete to reduce the cost.

**7. Unfinished Business**

A Special Meeting on the status of the Villa roofs and a community vote to change the Declaration was held prior to the Board Meeting. The Board agreed to extend the vote by another 30 days.

**8. New Business**

Based on a set of specifications, 4 companies submitted bids to paint the exterior of the clubhouse. This is now due as outlined in the reserve study and reserve funds are available for the project. Nichole reported on the bids received all from reputable companies:

Performance: \$4,753

Lowe's: \$5,900

Bravo: \$7,000

Kalos: \$9,950

A motion to accept the bid from Performance was made by Donna Keher and seconded by Bob Brandl. Unanimously approved.

Paula explained that the laundry room needs to be refurbished and funds are available in reserves to meet the cost of this project. Nichole reported on 2 bids received to refurbish the laundry room. DeLuca at \$7,489.98 and Elite at \$4,790 however Elite did not include the air conditioner, the granite countertop or painting of all 3 doors. Elite will be asked to resubmit.

A motion to refurbish the laundry room at a cost not to exceed \$7,500 was made by Donna Keher and seconded by Art D'Elia. Unanimously approved.

The matter of replacing the chairs for the auditorium was tabled until the next meeting.

**9. Adjournment**

A motion to adjourn at 19:50 was made by Bob Brandl and seconded by Art D'Elia. Unanimously accepted.