

**Springwood Villas II
Special Board Meeting
Tuesday January 23, 2018
Clubhouse Auditorium**

The Board Meeting was called to order by President Paula Cabral at 10:10 a.m. Pledge of Allegiance was conducted. 25 Residents attended the meeting.

1. Quorum

Donna Keher conducted roll call. Present: Art D'Elia, Paula Cabral, Hank Amalfitano, Charles Bertrand, Donna Keher. Management Company: Jenny Schoenfeld. Absent: Becky Goss, Bob Brandl. Quorum established.

2. Roof Cleaning

Paula Cabral explained that the practice has been to have half of the roofs cleaned each year and the budget is prepared accordingly. The south side (136) units were scheduled for cleaning in 2017 and has yet to be done. Quotes have been received and the Board needs to select the company to clean the roofs on the south side.

Jenny Schoenfeld outlined the 3 bids received. Awnclean: \$62,000; Window Gang of West Florida: \$56,950 and Mallard: \$38,376.

Paula explained that the cleaning includes the roofs, driveways and curbing. Residents affected will be asked to sign permission forms. Photos will be taken before and after to be used in case of disputes on broken tiles.

A motion was made by Art D'Elia, seconded by Hank Amalfitano, to accept the bid from Mallard Cleaning. Unanimously accepted.

Paula advised that the roof cleaning will begin on Monday January 29, 2018.

3. Financial Report

Treasurer, Donna Keher presented an end year financial report.

2017 Revenues: budgeted at \$813,743; actual \$862,603. Donna noted this revenue includes payment from the insurance company related to Hurricane damages and that will be offset by related expenses.

2017 Administrative Expenditures: budgeted at \$68,376; actual \$62,065; variance \$6311.

2017 Repairs/Maintenance Expenditures: budgeted at \$163,000; actual \$135,905; variance \$27,096.

Donna noted that the variance will be needed for the just approved roof cleaning.

2017 Utility Expenditures: budgeted at \$274,717; actual \$228,862; variance \$45,855. Donna explained this was due mainly to lower expenditures on water and that the 2018 budget for water was decreased accordingly.

2017 Reserves Funding: budgeted at \$70,000; actual \$70,000.

Due to community expression of concern with the condition of our roadways and sidewalks Donna proposed that \$50,000 (from administrative and utilities variances) be contributed to the reserve titled 'paving and parking'. The 2018 budget did not include any additional funding for this reserve. With the \$50,000 contribution, this reserve will stand at \$262,460.

A motion was made by Hank Amalfitano, seconded by Charles Bertrand, to add \$50,000 to the reserve 'paving and parking' Unanimously accepted.

4. Questions from residents

Paula opened the floor to questions from those in attendance.

Question was raised on the partial drainage of the pond by the clubhouse. Art D'Elia explained that for 16 years we have experienced drainage problems on Rosewood and Sandalwood following heavy rains. Art successfully negotiated with the City and the City repaired blocked and broken pipes in the pond. The pond will fill again as it rains. Paula expressed thanks to Art for solving this problem and his negotiations with the City saving us from the repair expense.

A concern was raised about cracks in villa exterior walls and the need to paint the villas. Paula pointed out that the villas are due for painting in 2018.

A suggestion made to inform residents if the roof cleaners find broken roof tiles. Paula agreed to this suggestion.

5. Adjournment

A motion was made to adjourn the meeting by Hank Amalfitano, seconded by Charles Bertrand. Unanimously accepted.

Paula Cabral adjourned the meeting at 11:30 a.m