

**Draft**  
**Minutes of Board of Directors ZOOM Meeting**  
**Springwood II Villas Association**  
**Tuesday April 13<sup>th</sup>, 2021 at 7:00 PM**

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

**Present: Mary Spielman, Donna Keher, Tony Evans, Jennifer Hanks, Martin Goss, Raul Ramirez and Jeanne Brunelle. A quorum was present.**  
**Jenny Kidd from Ameritech**

**Motion to waive reading & accept minutes of last Board Meeting made by Jeanne Brunelle and 2<sup>nd</sup> by Jennifer Hanks. Unanimously approved.**

**TREASURER'S REPORT**

**Revenues: \$75,140. On target with our budget.**

**Expenses: Operating - \$252,120. Over budget by \$178,025 due to prepaid expense of insurance accounting for \$172,670. Of the over budgeted amount. Other line items overbudget include Roof Cleaning at \$7,600 yet total budgeted for the year is \$15,000 and we have expended to date \$11,745; and cable is over monthly budget by \$939.**

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

**Assets: Total Assets \$917,982 of which reserves total \$737,160. This is a decrease from last month due to utilization of operating funds to pay for approved expenses including the annual insurance premium.**

**Owner Overdue Accounts: Major overdue account at 5412 Springwood Blvd. has been settled. 4 owners have accounts overdue for 90 days. One owner has an overdue account by 60 days. Donna suggested sending a registered letter for accounts that are 90 days past due. The Board was in agreement to send registered letters when an owner's account is 90 days overdue.**

**Manager's Report:**

**Sale of 10241 Larchmont Place was approved. Roof cleaning damaged someone's plants/shrubs. Jenny advised the streets will be swept on April 20<sup>th</sup>. Next meeting will be on May 11<sup>th</sup>.**

**Presidents Report:**

**Tony would like to get more community involvement and we will be having a community Barbecue coming up in May. Plans in the works for a new grill.**

**Unfinished Business:**

**Wi-Fi - has been put on hold.**

**Sewer & Storm drains – Raul has gotten 2 proposals. Proposal from SPT is \$35,000 which includes flushing of lines. Proposal from PRS is \$10,750 for just scoping the lines. Any extras billed separately. Waiting for third bid from Scott.**

**Street Lights – Mary Spielman suggested getting brighter street lights. Taz, Jennifer and Cindy to set up a meeting. Cindy has called Javar Lawson from Duke Energy and left 2 voice mails – no word back to set up meeting. Tony will check on this matter.**

**Roof washing - Martha Passamonte commented that the roof cleaning has still not been done to the villas. Received one bid – quite high. Contacted 3 other companies and none will clean tile roofs. Any other suggestions ?**

**NEW Business:**

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

**Plumbing back-ups: Kevin of Complete Plumbing does not recommend using a backflow. Contact Kevin for the cost of a clean out at / for your home.**

**Insurance: Suggested for a workshop meeting with Adam and the Board members regarding the HOA responsibilities.**

**Committee Formations: Add 2 new members to the construction committee to meet once a week on Wednesdays. Solar Panel information should be submitted with the construction application for approval.**

**Reactivate the management committee. The Management Committee will consist of 3 Board members; namely Jennifer Hanks and Donna Keher with the third Board member serving on a rotating basis to give all Board members an opportunity to participate. Raul will serve as third member for a month. Committee will meet on Tuesdays at 10 A.M. to discuss and approve all items under \$5,000.**

**Board Member Discussions: Jennifer Hanks commented on some problems with residents who attend the Food Bank and refuse to follow the instructions for the collection of the food items. Donna asked for follow up on the valuation of units for insurance purposes as discrepancies has been noted. Donna also asked if access to facilities is to be cut off to any owner with fees overdue at 90 days or more. It was noted that this has been done in the past.**

**Motion to adjourn meeting made by Jennifer Hanks and seconded by Mary Spielman. Unanimously approved  
Meeting adjourned at 7:55 P.M.**

**Open discussion with members: Betty Simon said Bingo will start on May 5<sup>th</sup>. Taz Zarzano reported that there is still the cricket problem with the plants and grass around the pool.**

**Posted April**

**By Jeanne Brunelle, Board Secretary**