

**Minutes of Board of Director's Meeting
Springwood II Villas Association
Tuesday July 13th, 2021 at 7:00 PM**

Meeting Called to order by Treasurer Donna Keher

Present: Donna Keher, Jeanne Brunelle, Raul Ramirez, Martin Goss, Mary Spielman, and by phone Tony Evans. A quorum was present.

Jenny Kidd also present from our Management Company - Ameritech Corporation

Motion to waive reading & accept minutes of last board meeting made by Jeanne Brunelle and 2nd by Martin Goss.

Unanimously approved.

TREASURER'S REPORT: From the financial statement ending June 2021

- 1. Revenues: \$76,691 Exceeding budget for the month by \$2,596**
- 2. Operating Expenses: \$59,150. We budgeted for \$74,045 This gives us another under expenditure of \$14,895**
- 3. Non-Operating Expenses: \$6,431 on budget. This is monthly funds put into reserves**
- 4. Total Assets: \$996,453 of which reserves total \$751,184**
- 5. Owner overdue accounts: 6 owners have accounts overdue. 4 owners over 90 days. This brings total funds over due to the association at \$2,877. Owners with accounts overdue 90 days or more can have their access to the pool and clubhouse revoked. Only 1 owner has an account overdue by 60 days amounting to \$363**

We are now 6 months into our fiscal year. I will meet with Ameritech later this week to review all expenses and make a projection of the Associations financial health for 2021 with a close look at our insurance costs.

Motion to accept Treasurer's Report made by Raul Ramirez and 2nd by Mary Spielman.

Unanimously approved

COMMITTEE REPORTS:

Pool Committee: Repair done to drain pit and drain lines on pool deck. Estimate was to be under \$500.00. Once the drain pit was opened Complete Plumbing discovered the pit was damaged and roots were blocking the drain line. The line had to be cut and a new drain pit was purchased and installed. Total cost \$760.0

Two toilets in ladies pool restroom were not flushing properly. Complete Plumbing had to replace handles and pistons in both existing toilets. Complete kits were not available for the toilet "model", so parts were rebuilt by our plumber. The two remaining toilets in the ladies room also need to be repaired as well as two in the men's room. Cost per toilet is \$230.00

Motion to repair 4 toilets made by Jeanne Brunelle and 2nd by Martin Goss

Unanimously approved.

Motion to end COVID rules at the pool made by Donna Keher and 2nd by Jeanne Brunelle

Unanimously approved.

Library Committee:

Taz has requested if anyone is leaving a large quantity of books to let someone on the Library Committee know before leaving them in the library area.

MANAGER'S REPORT:

5 new resident applications were received and approved.

Jenny Kidd will be doing a site inspection on August 13th

Cost of Applications:

Motion to increase fees to \$150.00 per person or married couple made by Jeanne Brunelle and 2nd by Martin Goss.

Unanimously approved

UNFINISHED BUSINESS:

Pipe scoping and cleaning is 90% complete and no major problems detected. Raul Rameriz is expecting a report from the company (Inliner) by next week.

Road depressions have been tabled until the scoping and cleaning has been completed

Open position on the board:

Motion made by Donna Keher and 2nd by Jeanne Brunelle to appoint Mary Jo Woodward to open position on the board.

Unanimously approved

NEW BUSINESS:

Open Discussions:

Martin Goss – change insurance on roofs

Donna Keher – hold for a large discussion for all members on roofs. Home inspector almost finished with aging report and wind mitigation reports

Mary Spielman – Ice Cream Social will be held on September 6th, 2021 Labor Day

Raul Ramirez– Pipe crack and clog on drain on Clubhouse corner

Raul Ramirez & Donna Keher – have checked fences after this prior storm

Donna Keher – Houses here are selling fast & we should try and have a coffee & donut social at 6:30 PM before the next meeting

Tony Evans – We should announce the selling prices of the sold homes

Jenny Kidd – mentioned prices are part of the Managers report

Donna Keher – announced the formation of a 2021 Hurricane Preparation Committee with herself, Scott Bennett and Vicky Fernandez.

Motion to remove basketball game from game room made by Martin Goss and 2nd by Raul Ramirez.

Unanimously approved.

**Motion to update electrical boxes (Consolidated Electric LLC) in Clubhouse and accept contract made by Mary Spielman and 2nd by Raul Ramirez
Unanimously approved**

Discussion on Garage/Move-out/Estate Sales. NO discussion or decisions made

**Motion to adjourn meeting made by Martin Goss and 2nd by Jeanne Brunelle
Meeting adjourned at 7:41 PM**

Meeting Attendance – 28

Posted July 15th, 2021

Jeanne Brunelle – Secretary

Cindy Dunham – Office Representative