

MINUTES of BOARD OF DIRECTORS MEETING
Springwood II Villas Association
Tuesday June 8, 2021 at 7:00 PM

Meeting called to order by President Tony Evans at 7:00 PM.

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

Motion to waive reading & accept minutes of last Board Meeting made by Donna Keher and 2nd by Mary Spielman. Unanimously approved.

TREASURER'S REPORT:

Report was not ready as Donna did not receive the financials before the meeting. She did notice that there were 8 accounts overdue by 90 days. Last month there were only 2 accounts overdue. This seems to be a discrepancy and she will have Ameritech check on it. She requested that liens be put on those properties who are 90 days overdue.

COMMITTEE REPORTS:

Pool and Compliance committees had nothing to report this month.

MANAGER'S REPORT:

Jenny presented a new street sweeping proposal and it was presented to the board to review. HOA interview for 5420 Larchmont Ct has been completed. Next meeting is July 13th.

PRESIDENT'S REPORT:

The two main things are the sewer and storm drains and the roof inspections.

UNFINISHED BUSINESS:

Villa roof cleaning is in the process of being done. The cleaner is doing a nice job but he is very slow and not here every day.

Mask requirement has been lifted and masks no longer required in the clubhouse.

Update on Insurance & Roofs: Tony & Donna met with the roofing inspector. Our roofs are insured for full coverage thru the Association but the insurance company is only offering replacement value coverage. Insurance companies say roofs have only a 20 year life span and have to be replaced. Forty years is the standard for some tile roofs. A study is being done to help with the inspection. The problem with the insurance company is that if we don't replace roofs there is no Assurance that roofs will be repaired if damaged. We need to find a way to provide Assurance.

Pipe Scoping & Cleaning: We have moved money into a deferred maintenance plan.

Road Depressions: No update

NEW BUSINESS: Open Discussions

Donna; The roofing inspector is going into the attics only, not your house. He is not walking on the tiles. Donna also thanked Jennifer Hanks for all her hard work while she was on the board.

Raul; He will now be approving the Landscaping & Construction applications.

Mary; Would like to see more people at the meetings.

Martin; Regarding the insurance issues the problem is hurricane risks. The companies don't want to insure.

Shut off valves: Valves are still being installed. The plumber is now completing the South Side.

Self Help Clause: We are waiting for information from the Attorney.

Open Board Position: No action.

Motion to adjourn meeting made by Jeanne Brunelle and 2nd by Raul Ramirez. Unanimously approved. Adjourned at 7:30 PM.

Attendance: 39 Residents

OPEN DISCUSSIONS:

Martin Goss; Only 2 roofs ever needed to be repaired. Set up a fund.

Rick Hilliard; There are organizations that may help and Government Programs.

Cathy Middleton; Questioned if roof inspector would go on tile roofs. Answer, No.

Donna Keher; Villas are treated as 1 unit. Inspector only needs to go into 1 attic..

Lou Salerno; Can roofs be replaced with shingles.

Tony Evans; Composition roofs much cheaper.

Bruce Christofi; What is inspector looking for? Answer: tie downs & trusses

Dolores Hoener; When will Palm Crest have the tree trimming done?

Linda D'Elia; When will roof cleaning be done on the North Side?

Linda Gove; No work should be done on Sundays.

Jennifer Hanks; Am I still on the Landscaping Committee?

Dave Clemens; Discussion about another exit onto 102nd Ave.

A resident mentioned that the sidewalk going onto Rosewood from Magnolia needs a repair.

Posted June 10, 2021

By Jeanne Brunelle, Board Secretary

