

**Board of Directors meeting minutes
Springwood II villas Association
November 25, 2025 7 PM**

Meeting called to order by David Palio at 7:10 pm

Present: David P, Phyllis S, Mary Y, Nicole, D, Rich H, Terri W

Determination of Quorum (6)

Moment of silence for Dolores Hoerner and Virginia Oliver

Accept resignation of board member Daisy's resignation was accepted by Board President.

Report from treasurer

Reserve funds for October : \$692,035.02 Total operating funds. \$792,057.48

Total Delinquencies \$74,084.63 (13 units) three were sent to the Attorney for lien.

Report from President

- Will be working with Ameritech and attorney to formulate a process/procedure for delinquencies as per the law. Start date Jan.2026
- By the beginning of 2026, residents will be asked to use Ameritech's electronic resident portal to do requests, complaints, and work orders.
- Once new rules and regulations are approved the Board will enforce these rules consistently.

Committee

1. Pool - pumps are working. Will be looking into getting commercial pumps. The AED machine will be taken to the fire department for inspection.
2. Rules and regulations- copy sent to board for review
3. Social club- fire Dept. coming out to pick up toys Friday, 12/12 10am; 12/14 Christmas Party

Business:

- **Ameritech contract** - reviewed contract would like a current date on the contract and not one from 2016. The board will email the president any changes by Saturday regarding this matter.
- **Manhole covers cost** - the price for the manhole covers has increased to \$1600 apiece. We will need seven covers. Originally these were approved in May but HB was never contacted so the price went up. David motioned to accept this cost and Phyllis second the motion, all were in favor.
- **Soffit vents for clubhouse and pool** - reviewed bids. Phyllis motioned to accept Coastal Roofing's bid \$5600.00, Richard second it, all were in favor.
- **Handyman**- looking to possibly get a handyman to do some of the minor work that needs to be done around the community.

Board open discussion:

- Termite issued on Springwood Boulevard that may affect adjoining units on Azalea and Glen Ivy
- The hole on Glen Ivy is due to be repaired December 11. estimated cost is \$2000. Workers plan on beginning this repair between 8:00 and 8:30 AM.
- Notices for roof cleaning will be sent out December 1 by Block captains.

David motioned to adjourn meeting, Mary second the motion, all were in favor

Meeting adjourned at 8:45pm

Approved by Board of Directors Posted 11/28/2025