

**Springwood Villas II Association Inc.**  
**10440 Azalea Park Dr., Pinellas Park, FL 33782**  
**Board of Directors meeting**  
**May 26, 2026 Minutes**

**Meeting called to order - 7:13 pm by David Palio**

**Determination of Quorum**

- 5 members present; David, Mary, Terri, Chuck, and Bryan (remote); absent; Linda & Phyllis

**Approved and waived reading of minutes of last meetings, 04/28**

- David moved to approve minutes from last board meeting and workshop, Mary seconded - all in favor, “draft” version of today’s minutes will be posted at the office for review until approved at the next board meeting

**Report from Manager**

- Management report was distributed to Board. Next month’s report will include a chart of current contracts including renewal dates and amounts. Fully reserved items will also be listed (aka zero life projects). To be completed in the current year. Report will be a narrative history that can be referenced by current and future Boards.
- New sales application is in process. Changing on the back end how certain processes will run. Ameritech will draft.
- Researching variances in billings, water, sewer, trash and cable. Some are up over 20% so looking into detail.
- Work orders. Oleg has been doing an amazing job with Mary’s direction. Not many since last month.
- Focusing on sewer documentation due to it being a zero life project. Working to define scope of the work. Identified records in the office that will be digitized. Moving forward with scanning and then quotes.

**Report from Treasurer**

- See report for summary information
- Aging \$75,584.94 - \$32,467.63 at attorney; increased due to 5457 Orange Blossom roof; working with lawyer to foreclose on extremely delinquent properties; takes 1-2

month for repayment to show on accounts; 5460 Lemon Tree has been foreclosed by bank, should hear back by the end of the month

### **Report from President**

- If you're at the pool keep music at a reasonable level
- Keep pets off limited common area property

### **Committees:**

- Pool - signs are back up, heat pumps are working, no issues
- Library - painting and updating; no screws in the walls
- Compliance - nothing
- Social club - pool party was a success; Pinellas Park police will do a 1-2 hour presentation on scams in June
- Decorating - nothing

### **In progress and completed business**

- 5457 Orange Blossom Road - still working on getting \$ back
- Delinquent accounts removal of Community Privileges - starting 6/1/26, residents that are delinquent will be notified that they will not have access to the clubhouse or pool until caught up; David and Terri will put together list of units for the lawyer to notify that the association will remove their access, have to be delinquent > 90 days;
- Floor modification in Main Hall - has been fixed, floor is now level, boards that were reused have shrunk and will be replaced by boards from the kitchen; look into exercise mats to use under chairs for volleyball
- Grant Committee - no update
- Access/CCTV/AV - all quotes are in, looking at detail before bringing forward for a vote
- Pool Drainage - on hold until the Fall

- Gazebo - working on getting quotes; 2 types, similar to what is there today; on top of concrete foundation; compare pricing for built on-site or pre-fab
- Kitchen update - scheduled to start 6/8/26; meeting 5/28/26 to pick finish details; kitchen unavailable until finished, 6-8 weeks;
- Door replacement for HC residents - quotes are in for opening back door to kitchen; ramp may have to be updated based on City permit review
- Roof cleaning updated schedule - still waiting for water restriction to be lifted
- Web-site - David and Bryan met with Ameri-tech on new webpage; will also have Jodi included in addition to Board; community information will go behind login;

### **New business**

- Wind Mitigation - not required; can reduce insurance premiums for HO6 policies; reports for the association that can be shared with Association insurance company and residents can share with their companies for possible discounts; have 3 bids; Association insurance companies will need them next year; **Terri moves that work is done by South Florida, seconded by Mary, all in favor**; will have to coordinate with residents to have evaluations done
  - ThorSpect - \$65/unit - \$14,235 total
  - Prestar - \$350/unit - \$35,587.60 total
  - South Florida Inspectors - \$63/unit - \$9,750 total (discounted), recommended by Franklin Hamilton, current association insurance carrier
- Sidewalk repairs; not apples to apples; each supplier evaluated what needs to be done; **David moved and Terri seconded; Chuck approved, David, Terri, Mary and Bryan opposed**; James will work on getting 2 more quotes for engineering work and it will be brought to a future meeting;
  - All-Phase - \$15,450 and optional work of \$3,100
  - ACPLM - \$11,648
  - RJH - \$4,295 quote is for bid to evaluate and create engineering work and then quote work, they believe there are 33 areas that need to be addressed

- Kitchen Floor replacement - will be torn up during renovation; will be replaced; options to be investigate; tile vs lvp; replace with something similar?; **David moves to do tile with current contractor for \$2,900 that is white and grey grout, wall to wall in the kitchen, pantry and closet, Chuck seconded; all in favor;**
- Tree trimming - Linda met with lawn service and collected quote from Landscape Workshop for \$6,840 - David confirmed with the lawyer that we're responsible for all trees >= 20ft - 10 areas; phase 1, contact Linda for other trees to be evaluated for phase 2; **David moves to accept bid, Chuck seconded; all in favor;**
- Property Survey - quote from Land Precision Corporation - \$9,350; only written quote, other companies only gave verbal quotes, more expensive due to size of property, locations of markers and incorrect current property fence placements, report will be certified and filed with the County, will go to lawyer for easement consideration and interaction with neighbors; **David moves to accept bid, Terri seconded; all in favor**

#### **BOD open discussion**

- Roof cleaning, Terri suggests that we cancel current contract due to damage that has been caused, house paint, plant destruction, solar panel damage due to overspray, they are insured and claims should be filed - when project is ready to start up we'll re-evaluate - David will reach out to contractor on correction of paint

#### **Community questions/agenda, concerns/open discussion**

- Taz - 5457 Orange Blossom Road
- Lemon Tree short sale currently on the table, may get 10%
- Community yard flags - Al has plenty of replacements in case any are broken
- Gates have been left open - let Linda know so she can notify Landscape Workshop - local franchise is still being run by Charles and Chuck Jr.

#### **Adjourn meeting**

- David moved at 8:57 and Chuck seconded, all in favor

# Springwood Villas II

## April 2026 Treasurer Report

Date & Time Presented: Tuesday 05/26/2026

Prepared by: Terri Wood - Treasurer

**INCOME**

Income Received	109,976.75
Total Operating Funds Accounts	701,982.52
Total Reserve Accounts	770,236.07
<b>Total Association Assets</b>	<b>1,435,834.15</b>

**EXPENSES**

	<u>UNDER per Budget</u>	<u>YTD - Over Per Budget</u>
Operating Expense Disbursements	\$419.49	\$12,463.98
Reserves Deposits	\$0.00	\$0.00
<b>Total Expenses</b>	<b>100,601.26</b>	

**DELIQUENCIES**

	<u>Financial Rpt</u>	<u># Liens</u>	<u>Amt. to Attorney</u>
Aging -Monthly Fees (Delinquencies, NSF, Late Fees)	75,584.94	\$5.00	\$32,467.63

**Pending Reserve  
Expenditures**

	<u>Est. Amt. Expected</u>	<u>Expected Start Date</u>
TBD		