



Board of Directors-Meeting Minutes - Board of Directors - SW-HOA

Date: November 18, 2025

I. Call to Order

President **Lee Larner** called the meeting to order at 7:39 PM.

II. Roll Call

- **President:** Lee Larner (Present)
- **Treasurer:** Tom Senatore (Present)
- **Secretary:** James Hamilton II (Present)

III. Guest Presentations

Xfinity/Comcast Representatives

Sonia and Bernice presented updates regarding community services and promotions:

- **Support Protocol:** Residents must first call the 1-800 support number; if unresolved, they should contact Sharon for escalation to Sonia.
- **Promotions:** Currently offering a one-year internet promotion at \$40/month and a five-year price lock guarantee at \$55/month.
- **Mobile Service:** Highlighting Xfinity Mobile (Verizon towers); customers with specific internet tiers can receive one mobile line free for a year.
- **Community Engagement:** Xfinity expressed interest in hosting or sponsoring community events and requested contact information for the new Activities Director, Tara Dunn.
- **Bulk Agreements:** The Board discussed the potential for a new bulk service agreement; the current preferred vendor contract expires in 2033.

Waves Swimming Pool Corp

Will from Waves Swimming Pool Corp presented a bid for pool resurfacing and renovations:

- **Scope of Work:** Full tile removal, surface chipping, bond coating, and pebble finish application.
- **Technical Requirements:** Raising skimmers to meet county code and replacing the ladder for safety standards.
- **Timeline:** Estimated 8-day closure once permits are obtained and work commences.
- **Saltwater Conversion:** The Board discussed converting to a saltwater system (\$3,000–\$4,000 estimate) for better skin/hair health.
- **Warranty:** 10-year manufacturer warranty on materials; 1-year warranty on labor.

IV. Approval of Minutes

The minutes from the September 18, 2025, meeting were reviewed.

- **Motion:** James Hamilton II moved to waive the reading and approve the minutes as presented.
- **Second:** Lee Lerner.
- **Result:** Motion carried.

V. Financial Report

The Treasurer provided the following fund balances:

- **Total Cash on Hand:** \$65,576.00.
- **Business Account:** \$47,897.00.
- **Reserve Account:** \$11,235.82.
- **Social Activities:** \$9,042.80.
- **Motion:** James Hamilton II moved to accept the Treasurer's report as read.
- **Second:** Lee Lerner.
- **Result:** Motion carried.

VI. Old Business

Maintenance & Repairs (Trip Hazard)

The Board discussed painting a safety line at the office door to address insurance concerns.

- **Bids:** Received bids for \$500 and \$400.
- **Motion:** James Hamilton II moved to select the \$400 bid pending proof of license and insurance.
- **Second:** Tom Senatore.
- **Result:** Motion carried.

Pool Resurfacing Decision

The Board reviewed the \$23,000 pool bid.

- **Action:** Decision tabled pending receipt of a formal written estimate to be approved via unanimous consent decree before the next meeting.

Legal Updates

- **Lot 176:** Discussion regarding a "motion to strike" and title issues; the matter is ongoing.
- **Brad (Delinquency):** The individual is in default of a \$5,000 judgment; the Board noted he is currently "judgment proof."

VII. New Business

2026 Budget Adoption

The Board reviewed the proposed 2026 budget. Assessments will remain flat at \$78.00.

- **Key Adjustments:** Added a \$6,000 line item for activities; increased insurance and legal expenses.
- **Motion:** James Hamilton II moved to adopt the 2026 budget as presented.
- **Second:** Lee Lerner.
- **Result:** Motion carried.

VIII. Committee Reports

- **Activities:** Sharon reported on successful Halloween and Fall Fest events; upcoming Christmas and Polar Express parties are planned.
- **Violations:** Seeking a third member for the committee to resume formal meetings.

IX. Adjournment

President **Lee Lerner** adjourned the meeting at 8:36 PM.

Minutes submitted by: James Hamilton II, Secretary

Approved by: Lee Lerner, President

Would you like me to draft the official letter to the owners regarding the 2026 budget and the \$78 assessment rate?