



Spring Woods
MOBILE HOME SUBDIVISION
HOME OWNERS ASSOCIATION INC.

Board of Directors Meeting Minutes

February 17, 2026

Call to Order

The meeting of the Spring Woods Mobile Home Subdivision Homeowners Association was called to order at 7:40 p.m. on February 17, 2026, by Board President Lee Larner.

Roll Call

Roll call was conducted. Board members present were:

- Lee Larner – President
- James Hamilton – Secretary
- Thomas Senatore – Treasurer

With a quorum established, the meeting proceeded.

Approval of Previous Meeting Minutes

The unapproved minutes from the previous meeting were presented. A motion to accept the minutes as presented was made by James Hamilton, seconded by Thomas Senatore, and carried unanimously.

Treasurer's Report

Thomas Senatore read the Treasurer's Report for the period ending January 31, 2026. The report detailed the following:

- **Operating Funds:** \$49,987.60
- **Hurricane Funds:** \$29,088.76
- **Comcast Funds:** \$945.09
- **Total Bank Funds:** \$80,021.45
- **Petty Cash:** \$100.00
- **Money Market Account:** \$11,236.11
- **Social Activities Account:** \$8,345.59 (including \$100 Petty Cash)
- **Bills Paid but Not Cleared:** \$14,195.00
- **Total Bank Combination:** \$99,703.15
- **Total Liabilities:** \$14,195.00

- **Total Funds as of January 31, 2026:** \$85,508.15

A motion to accept the Treasurer's Report as read was made by James Hamilton, seconded by Thomas Senatore, and carried unanimously.

Old Business

- **Updates on Lot 176:** The Board discussed ongoing legal issues with Lot 176. The HOA's lawyer, At the Pavese Law Firm. , is attempting to serve the homeowner. The homeowner has been avoiding service, but The Attorney's Office believes service will be completed soon. If the homeowner does not appear in court, a warrant for their arrest could be issued, or they could face contempt charges and additional fines.
- **Updates on Lot 131:** There was a brief discussion regarding Lot 131, but no new information was presented.

New Business

- **Revoking Privileges for Delinquent Accounts:** The Board discussed revoking privileges for homeowners with delinquent accounts, specifically those who have not paid their assessment fees. This applies to Lots 2, 76A, 108A, 118A, 131, 136A, 145, 176A, and 176B.
- **Hiring a Handyman:** The Board discussed the need to hire a handyman for minor repairs and maintenance around the community, particularly for the clubhouse. They are seeking bids for this work.
- **Plumbing Repairs in Men's Restroom:** The Board approved a bid from a plumber to repair the leaking valves and replace the urinal in the men's restroom in the clubhouse. The cost is expected to be around \$600.
- **Solicitation Policy:** The Board discussed a new policy regarding solicitation within the community. The policy, drafted by James Hamilton, states that no person may solicit within Spring Woods unless expressly invited by a resident. The policy also outlines the definition of soliciting, general rules, and the consequences of violating the policy. A motion to adopt the solicitation policy was made by James Hamilton, seconded by Thomas Senatore, and carried unanimously.
- **Replacing Metal Doors:** The Board discussed replacing the metal doors on the clubhouse and the shed. They are seeking bids for this project.

Activities Committee Report

Sharon Williams provided an update on behalf of the Activities Committee:

- The Committee hosted a Christmas party, but attendance was low.
- An Easter event is planned for the children in the community.
- The Committee purchased new chairs for the pool area using funds from the Social Activities account.
- The Committee is seeking bids for carpet cleaning in the clubhouse.

- The Committee is looking for a volunteer to run the Bingo games on Sunday nights.

Adjournment

With no further business before the Board, a motion to adjourn was made by James Hamilton, seconded by Thomas Senatore, and passed without objection.

The meeting adjourned at 8:41 p.m.

A handwritten signature in black ink that reads "James Hamilton". The signature is written in a cursive style with a large, prominent initial "J".

Submitted by:

James Hamilton, Vice President / Secretary
Spring Woods Mobile Home Subdivision HOA, Inc.

02/17/2026