



## **2026-05-19 - Meeting Minutes - Board of Directors Meeting**

**Address:** 2375 Zoysia Lane, North Fort Myers, FL 33917

**Meeting Date:** May 19, 2026

**Time:** 7:30 PM – 8:41 PM

**Location:** Clubhouse

### **1. Call to Order & Roll Call**

The meeting was called to order at 7:30 PM by President Lee Larner.

#### **Roll Call of Officers:**

- **Present:** Lee Larner (President), James Hamilton (Secretary).
- **Absent:** Thomas Senatore (Treasurer).

#### **Administrative Note (Lack of Quorum):**

Due to the absence of the Treasurer, a quorum was not established. All motions and votes recorded in these minutes are provisional. The Board proceeded through the motions to document consensus; these items require formal ratification at the next meeting where a quorum is present.

### **2. Guest Presentation**

Ashley Winstall from Archwell Health delivered a presentation. Archwell Health recently opened a primary care office in the Aldi shopping plaza, offering value-based medicine primarily for residents aged 65 and older on Medicare Advantage plans. Features highlighted included telehealth options, 24-hour medical staff access, same-day sick appointments, and a low patient-to-doctor ratio.

### **3. Approval of Previous Minutes**

The minutes from the February 17, 2026 Board Meeting were read.

- **Motion:** James Hamilton moved to accept the minutes as corrected.
- **Second:** Lee Larner.
- **Outcome:** Provisionally passed (2-0), pending quorum ratification.

## 4. Treasurer's Report

In Thomas Senatore's absence, Sharon Williams presented and read the Treasurer's report for the period ending April 30, 2026.

- **Operating Fund:** \$49,987.60
- **Hurricane Fund:** \$29,088.76
- **Total Bank Combination:** \$99,703.15
- **Motion:** James Hamilton moved to accept the Treasurer's Report as read.
- **Second:** Lee Lerner.
- **Outcome:** Provisionally passed (2-0), pending quorum ratification.

## 5. Committee Reports

### Activities Committee:

Sharon Williams provided the update. The committee has nothing planned moving forward. A Red, White and Blue event is being discussed around the 4th but not on the date. A volunteer Bingo caller is still urgently needed for Sunday nights.

## 6. Old Business

### Pool Resurfacing Update:

The Board discussed contractor delays. The contractor failed to properly remove the original Diamond Brite surfacing and improperly pinned cracks into the concrete rather than the finishing surface. These issues have been rectified. The transition to a saltwater pool is complete, requiring extended curing times. The pool has officially passed the Health Department inspection and will open to residents on Friday morning.

### Clubhouse and Facilities:

The Board is currently seeking bids to replace the metal doors on the clubhouse and the shed. Rules regarding the pool have been updated; pool furniture has been returned to the deck, and a strict "no vaping" rule is in effect inside the clubhouse.

### Maintenance & Repairs (Plumbing & Handyman):

An update was provided on a bid of approximately \$600 to repair leaky valves and replace urinals in the men's restroom. The Board also discussed the ongoing necessity of hiring a local handyman for minor repairs around the community and clubhouse. No formal vote was taken.

### **Solicitation Policy:**

A formal solicitation policy drafted by James Hamilton was discussed as an update. The policy clarifies that no solicitation is permitted within Spring Woods without an express invitation from a resident. No formal vote was taken.

## **7. New Business**

### **Revocation of Privileges (Delinquent Accounts):**

The Board discussed suspending community privileges for homeowners with delinquent accounts (specifically unpaid assessment fees).

- **Affected Lots:** 2, 76A, 108A, 118A, 131, 136A, 145, 176A, and 176B.

### **Digital Portal Presentation:**

James Hamilton provided a demonstration of the new digital portal/GDC shield system, showcasing the resident dashboard, meeting document repository, and the new incident reporting pipeline designed to replace scattered emails and paper forms.

## **8. Open Floor**

### **Security Concerns:**

Residents raised concerns regarding a stolen child's bicycle and incidents of the pool fence being cut. The Board encouraged residents to utilize home security cameras and properly report incidents via the new portal.

### **Community Recognition:**

It was noted that Spring Woods was nominated for a "Best Mobile Home Park" award by the News-Press.

When queried, the Springwoods residents who were in attendance expressed their approval in regards to the \$249 cost of the plaque and the \$95 cost of the digital image.

## **9. Adjournment**

- **Motion:** James Hamilton moved to adjourn the meeting.
- **Second:** Lee Lerner.
- **Outcome:** Passed without objection. The meeting was adjourned at 8:41 PM.

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

Submitted by: James Hamilton, Vice President / Secretary Spring Woods Mobile Home  
Subdivision HOA, Inc  
05/20/2026