



Spring Woods
MOBILE HOME SUBDIVISION
HOME OWNERS ASSOCIATION INC.

Motions & Outcomes

Meeting Date: March 24, 2026 **Board Present:** Lee Larner (President), James Hamilton (Vice President/Secretary), Thomas Senatore (Treasurer)

Items Voted On

1. Approval of March 25, 2025, Annual Meeting Minutes

- **Motion:** Thomas Senatore
- **Seconded:** James Hamilton
- **Outcome:** Carried unanimously

2. Acceptance of Treasurer's Report

- **Financials:** Total Bank Assets of **\$102,890.17**; Operating Funds of **\$79,010.50**.
- **Motion:** Thomas Senatore
- **Seconded:** James Hamilton
- **Outcome:** Carried unanimously

3. Resolution on Association Purchasing Policies

- **Action:** Formal elimination and destruction of Association debit cards to comply with Florida Statute 720.303.
- **Future Procedure:** All expenses must be paid via Association check, ACH, direct invoicing, or authorized corporate credit card.
- **Motion:** James Hamilton

- **Outcome:** Adopted by the Board

4. Adjournment

- **Motion:** James Hamilton
- **Seconded:** Thomas Senatore
- **Outcome:** Passed without objection at **8:23 p.m.**

Items Discussed (No Vote Taken)

- **Digital Portal & Compliance:** Secretary Hamilton is building a secure portal for seven years of records (dating back to 2019) and reviewing bylaws for state statute compliance.
- **Infrastructure:** Updates include sidewalk grinding, downspout repairs, and new pool furniture.
- **Pergola Incident:** Brad Cornelison defaulted on a payment agreement and owes the Association **\$5,000**. A certified letter is being sent.
- **Activities:** Trunk or Treat and Polar Express were successes; volunteers are needed for Sunday Bingo.
- **Welcome Packets:** Resident Amber Malone flagged missing info on pot-bellied pig exemptions. The Board is reviewing packets to ensure they match state statutes.

Summary Table

Item	Moved By	Seconded By	Outcome
Approve 2025 Annual Minutes	Thomas Senatore	James Hamilton	Unanimously approved

Accept Treasurer's Report	Thomas Senatore	James Hamilton	Unanimously approved
Eliminate HOA Debit Cards	James Hamilton	—	Adopted
Adjourn Meeting	James Hamilton	Thomas Senatore	Passed