



Meeting Minutes
February 25, 2025
7:30pm at the Clubhouse

- I. Call to Order
 - A. The meeting was called to order at 7:56 pm
 - B. The quorum was not established as only 10 proxies and 25 signatures and 3 officers were received. The Annual Meeting can not be held.
 - C. The meeting was then held as a Homeowners Meeting
- II. Roll Call
 - A. President: Lee Larner II - present
 - B. VP: vacant
 - C. Secretary: Thomas Sentatore - absent
 - D. Treasurer: Sharon Williams - present
 - E. Director: James Hamilton - present
- III. Communication
 - A. A letter of resignation was read from Sharon Williams resigning her position of Treasurer effective today. She will continue to remain in the office as Office Administrator. Everyone commended her job as well done.
 - B. Due to no nominations being received the remaining Board Members agreed to continue on the Board until replacements can be found.
- IV. Updates
 - A. Pool Pan Roof Installation
 1. We are still waiting on a permit to begin construction.
 - B. Fencing
 1. One bid has been received for fencing
 2. Area along Baker's Canal needs to be investigated
 - C. Homelessness
 1. Sheriff officials have been called numerous times about vagrants wandering through the community. Residents need to be vigilant and call the non-emergency number of the sheriff's office with problems.
 2. Legal proceedings have begun on the Lot 176
 - D. New Refrigerator for the clubhouse graciously donated by Mary DuBois.
 - E. Gazebo in the pool area will be sold, once the pan roof is completed.

Motion made by James to sell the gazebo for \$500.00, seconded by Sharon.
Motion unanimously carried.
 1. Lee stated that he would like to purchase half for \$250.00.
 2. The second half will be available to another resident.
 - a. After the meeting Kim King agreed to buy the second half.

V. Mediation with Lot 176

- A. Will be handled by Lee and Tommy, Lee should be the one to handle since he is the one that can sign his name.

VI. Treasurer's Report

- A. Lee read the Treasurer's report that was presented by Sharon Williams
Motion: James moved that we accept the treasurer's report as read, second by Lee. Unanimous vote

VII. Statues

- A. The new statutes House Bill 1203 allow parking in the yards now.
 - 1. Several homeowners in the audience challenged the interpretation of the ruling, and they are worried about the value of their property.
- B. Lee said that he would get a clear interpretation of the parking ruling.

VIII. Future plans

- A. We plan on replacing the doors on the pool restrooms and the 2 clubhouse doors in the pool area, James is collecting prices
- B. Pool pan roof for shade. - still waiting for the permit
- C. Resurfacing the pool - Sharon has called 3 companies to come out and prepare bids for the work.
- D. We are just about ready to open the clubhouse to the residents
- E. 50% decrease in back assessments from last year
 - 1. Now accepting payments via Zelle
 - 2. Credit cards are still a fee but are still being used
 - 3. Collections are moving forward
- F. Grady Dr. - empty lot and FEMA trailer
 - 1. Still waiting on permits, possibly soon.
- G. Violation Committee
 - 1. If there are violations within the community, we can not act on them until we have a violation committee in place. We can not act on any violations.
 - 2. There was a lot of discussion regarding the situation with the Grady Dr. property.
 - 3. Lee said that we will get an update on the property.

IX. Activity Community

- A. James expressed a need for more people to get involved.
- B. Lee said he is going to set some dates to come to the clubhouse to cook hot dogs

X. Meeting Adjourned at 8:42 pm

- A. Stolen Pergolux has a small claims case been filed
- B. Meeting open for homeowners discussion
 - 1. Can we get the lock boxes on the mailboxes repaired as they are difficult or Impossible to open
 - 2. Kim K. stated that she was on the committee when the mailboxes were installed and it was her understanding that it would be Spring Woods responsibility to maintain the boxes. Millie G. stated that Kim was correct.