

Spring Woods Mobile Home Subdivision HOA, Inc.
Board of Directors
Annual Meeting Minutes – March 25, 2025

- **Call to Order**

The Annual Meeting of the Spring Woods Mobile Home Subdivision Homeowners Association was called to order at 7:56 p.m. on March 25, 2025, by Board President Lee Larner.

Certification of Proxies & Quorum Establishment

Proxies were certified by Mr. Larner and Secretary James Hamilton. Attendance was recorded as follows:

- **Proxies Received:** 23
- **Valid Signatures on Proxies:** 20
- **Lot Owners Present:** 16
- **Total Represented Lots:** 59

A motion to certify the proxies was made by Lee Larner, seconded by James Hamilton, and carried unanimously. With quorum established, the meeting proceeded in accordance with the Association's governing documents.

Roll Call of Officers

Roll call was conducted at approximately 7:57 p.m. Board members present were:

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

Approval of Previous Annual Meeting Minutes (February 20, 2024)

The minutes of the February 20, 2024 Annual Meeting were read into the record by President Lee Lerner. One correction was noted regarding the spelling of a name. A motion to accept the minutes as amended was made by Lee Lerner, seconded by James Hamilton, and carried unanimously.

Activities Committee Report

President Lerner revisited a previously distributed letter requesting volunteers for the Activities Committee. As there had been little progress in attracting new members, he read the letter aloud.

Secretary Hamilton commented on the noticeable difference in community engagement between Spring Woods and nearby neighborhoods such as Suncoast, as seen on social media. While recognizing the demands of daily life, he encouraged residents to contribute even a small amount of time to support the Committee's community-driven efforts.

Treasurer's Report

The Treasurer's Report was read and submitted by Thomas Senatore (attached).

A motion to accept the report as presented was made by James Hamilton, seconded by Thomas Senatore, and carried unanimously.

Discussion on Expenditures and Infrastructure Repairs

President Lerner reviewed the financial summary provided on the reverse side of the Treasurer's Report, offering clarification on expenditures to date and the ongoing repair of infrastructure damaged during Hurricane Ian.

He specifically referenced the purchase of a temporary gazebo for shade in the pool area. To ensure the funds were not spent in vain, Mr. Lerner stated he was willing to personally purchase one half of the gazebo, while another Association member agreed to purchase the other half.

He also noted that Comcast funds received by the Association were detailed on the report, along with a breakdown of how those funds were spent.

Pergola Incident and Legal Action

Mr. Larner reported on the purchase of a Pergolux structure from Brad Cornelison of Aaesthetic Fencing Company, revealing that the materials provided had been stolen. The issue was reported to the Lee County Sheriff's Office, and Mr. Todd Rioux was credited for uncovering the matter during the permitting process.

The stolen materials were returned to the rightful company, and the Association is pursuing reimbursement for the payment made to Mr. Cornelison.

Community Updates & Donations

Lee Larner updated members on various topics:

- The Activities Committee reported a successful Christmas event that included a visit from Santa.
- Pool resurfacing bids are underway, with one received bid totaling \$39,800, which Mr. Larner described as excessive. He stated he had an appointment the following day with another vendor.
- The Association is awaiting the permit to install a permanent shade canopy in the pool area.
- Repairs are still needed for the perimeter fence damaged during Hurricane Ian. Mr. Larner and Mr. Hamilton discussed efforts to have the county address the collapsed bank along the Baker Canal, which contributed to the fence failure.
 - Mr. Hamilton emphasized that canal maintenance is a county responsibility, not that of individual homeowners or the Association.
 - Mr. Larner committed to contacting former colleagues within county engineering to seek action.

President Larner also expressed gratitude for several community contributions:

- **Todd Rioux** – Donated a full-size pull-down movie screen for the clubhouse.
- **Mr. & Mrs. Head** – Donated a cornhole game set.
- **Miss Mary Dubois** – Donated a refrigerator.
- **Mr. & Mrs. Conrad** – Donated a vacuum cleaner.

Lee emphasized his desire to reopen the clubhouse soon for social gatherings and entertainment, pending removal of stored building materials.

Director's Report

James Hamilton discussed the **Lee Cares Program**, having participated in the initial round. He advised that a new application period would begin in April and encouraged members to apply or refer those who may benefit.

Mr. Hamilton also acknowledged the lack of progress on the **Amended and Restated Governing Documents**, and stressed the need for renewed board efforts to finalize and present them for community vote.

President Larner informed **Mr. and Mrs. Rioux** that the mediation period had expired regarding the neighboring property owned by **Mr. Kathawa**, and that the next step would be legal action.

- Mrs. Rioux asked for the expected timeline, and Mr. Larner assured her he would provide updates as the case progressed.
- Treasurer Senatore outlined the process, including the pursuit of a monetary judgment and, if necessary, foreclosure proceedings. He noted that foreclosure typically takes approximately three months following issuance of a judgment, and that Mr. Kathawa would be responsible for legal costs and fees.

Adjournment

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

The Annual Meeting adjourned at **8:36 p.m.**



J.E. Hamilton, Secretary

05/18/2025

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