Spring Woods Mobile Home Subdivision HOA, Inc.
Board of Directors
Meeting Minutes – May 20, 2025

Call to Order

The Meeting of the Spring Woods Mobile Home Subdivision Homeowners Association was called to order at approx. 7:35 p.m. on May 20, 2025, by Board President Lee Larner II.

Roll Call of Officers

Roll call was conducted at approximately 7:36 p.m. Board members present were:

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

Approval of Previous Meeting Minutes

February 25, 2025 Meeting

- The minutes of the February 25, 2025, meeting were read into the record by **President Lee Larner II**.
- **Thomas Senatore** noted the following corrections:
  - Inclusion of **Sharon Williams** as the seconder of the motion to sell the gazebo for $500.
  - Correction of a misspelling from “by” to “buy.”
  - Addition of the omitted word “the” in one line of the minutes.
- A motion to approve the minutes as amended was made by **Thomas Senatore**, seconded by **James Hamilton**, and **carried unanimously**.

December 12, 2024 Meeting

- The minutes of the December 12, 2024, meeting were read into the record by **President Lee Larner II**.

- A motion to approve the minutes as read was made by **James Hamilton**, seconded by **Thomas Senatore**, and **carried unanimously**.

Treasurer's Report *(12m 46s)*

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

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

Directors' Reports

Urgent and Necessary Expenses

- **James** discussed urgent and necessary expenses that had recently arisen, with specific emphasis on the need to resurface the swimming pool.

- He noted that this need was underscored by the most recent **health department inspection**, which identified the presence of black algae. The inspection report indicated that this problem would persist as long as the pool surface remained in its current deteriorated condition.

- **James** referenced the **treasurer's report**, which indicated that the HOA currently had approximately **$11,000** in reserves. This amount is significantly less than the lowest estimate received for the resurfacing project, which was **$23,500**.

- **James** addressed a suggestion that the cost of resurfacing be covered using the insurance funds the community received for **Hurricane Ian damage**. He clarified that those funds were specifically dedicated to restoring appreciable assets that were directly damaged during the storm.

- He further emphasized that, until those storm-damaged assets were fully restored, the insurance funds could not be used for routine maintenance or capital improvements.

- **James** reminded the board of its **fiduciary responsibility** to protect and preserve the value of the community's common elements and areas, stating that diverting those funds prematurely would constitute a failure to uphold that duty.

Pool Filter Pit Repair

- **James** reported that the pool maintenance company had observed significant deterioration in the filter pit, a key component of the pool's filtration system.
- The company stated they could no longer ensure or maintain proper water quality and clarity without major repairs.
- **Gully Pool Company** provided a quote of **$3,000** to perform the necessary repairs.
- **James** explained that this left the board with no alternative but to either close the pool or authorize the repair work.
- He announced that the board had executed a **unanimous consent agreement** authorizing the expenditure of $3,000 to correct the issue.

Clubhouse Exterior Door Replacement (South Side)

- **James** discussed the condition of the restroom doors in the pool area, noting that they are rusted, difficult to close, and no longer lock properly.
- He also addressed the double doors on the south side of the clubhouse, which are in poor condition and can no longer be securely locked.
- **James** stated that while a modest estimate of **$8,000** was provided to replace the commercial doors, this amount might not be sufficient.
- He indicated that the **metal door jambs** may also require replacement, which would significantly increase the total project cost.

Legal Expenses

- **James** provided an update on an ongoing matter involving a problematic property owner that had been referred to the association's attorney.
- To date, legal fees have exceeded **$8,000**, with no court intervention yet achieved.

- **James** noted that it is likely these legal expenses will continue to increase before the situation is fully resolved.

Total Costs and Next Steps

- **James** summarized that the issues discussed represented potential costs exceeding **$41,000**, significantly more than the **$11,000** currently available in reserves.

- He suggested the board conduct a thorough assessment of all remaining work needed using the insurance funds.

- As an initial step, he recommended clearing the brush around the perimeter fence to accurately evaluate which sections require replacement and which remain serviceable.

Pool Area Incidental Repairs

- **James** proposed replacing the light switches in the pool restrooms with **motion-activated switches**, but was informed by former President **Ms. Paula** that this had previously been attempted and was unsuccessful.

- He further reported that the **911 emergency phone** in the pool area was currently out of service, noting that this posed a potential liability issue and should be repaired as soon as possible.

The Brad Cornelison Stolen Property Case *(19m55s)*

- **James** provided an update on the ongoing Brad Cornelison case.

- He reported that the sheriff's department had attempted to serve Mr. Cornelison with legal papers but discovered that he is currently hospitalized in **New York State**.

- However, his exact location remains unknown at this time.

- **James** suggested that the next step should be to contact the **Lee County detectives** managing the case to verify whether they have updated location information and then coordinate with local authorities in New York to complete the service of process. **(19m55s)**

Plea for Violations Committee Members ***(20m52s)***

- **James** made a plea to those present to consider volunteering for a **violations committee**.

- He emphasized that establishing an active committee is critical, as it would enable the association to intervene effectively on behalf of homeowners in situations that warrant such action.

Perimeter Fence Repair *(21m40s)*

- **James** discussed a proposal received to repair the damaged sections of fencing along the southeast border of the community.

- He explained that the fence is shared with the Elks Club on the eastern side and with Mobile Manor on the southern side.

- **James** expressed his opinion that the board should formally reach out to both neighboring entities to explore potential cost-sharing opportunities before soliciting additional bids for the repairs.

Discussion on Outreach Efforts

- **Lee** reported that he had attempted to contact former members of the Elks Club but discovered that all individuals previously known to the association are no longer involved.

- He also noted that Ms. Paula had reached out to representatives at Mobile Manor, who, at that time, expressed no interest in participating in a cost-sharing arrangement.

- **James** emphasized the importance of using formal written communication when approaching organizations for such matters, rather than relying on informal verbal discussions with individual members.

- He stated that official correspondence is generally taken more seriously and ensures a proper record of the association's outreach efforts.

Acknowledgments

Acknowledgment to Ms. Paula Strahl

- **James** addressed **Ms. Paula Strahl** regarding her previous efforts to assess the condition of the perimeter fence along Baker Canal.

- He recalled an incident when she attempted to evaluate the fencing behind his residence and offered an apology for having denied her access at that time.

- **James** further stated that he could not have been more wrong about a person than he was in that instance with Ms. Paula.

- He expressed that he now understands the challenges she faced in trying to make progress during her term as president and sincerely thanked her for her dedication and hard work.

Correspondence

Letter to Lee County Department of Transportation Regarding Baker Canal

- **James** read aloud a letter addressed to the **Lee County Department of Transportation** concerning the current condition of the Baker Canal.

- The letter detailed several significant issues, including the large amount of debris from **Hurricane Ian** that continues to obstruct the canal's flow, as well as extensive overgrown brush and fallen trees further impeding drainage.

- Additionally, the letter described severe erosion and deterioration along the canal banks, noting that some sections have collapsed several feet onto the homeowner side of the fence, creating both a **safety hazard** and a potential **liability risk**.

- With the community now entering **hurricane season**, the letter emphasized the urgent need to restore proper drainage to mitigate flooding risks and ensure public safety during periods of heavy rainfall.

- The letter was formally signed by **Lee Larner II, President**; **Thomas Senatore, Treasurer**; and **James Hamilton, Vice President**.

- It was requested that the **office manager** place the letter in the outgoing mail the following day to ensure prompt delivery. **(26m40s)**

Discussion Item: Variance Request for Tract B

- **James** asked the assembly if anyone had received a letter from the zoning department regarding the variance request for Tract B.

- **Lee** stated that before discussion began, he wanted the board to be aware that the property owner of Tract B was present at the meeting.

- **James** described the variances requested by the builder and asked the owner if he was aware of these changes.
  - The property owner, **Mr. Koba**, responded that he had not yet been informed of the proposed changes.
  - Mr. Koba was invited to stand and introduce himself. He stated they were looking forward to developing that section of Spring Woods.
- **Lee** informed Mr. Koba that **Ms. Sharon** from the office would provide him with copies of the community rules and regulations. Lee also explained the purpose and requirements of utility easements, as outlined by both county standards and community governing documents.
- **James** read aloud a draft letter prepared for the Lee County Planning Office and the builder's representative, outlining reasons why the three requested variances should not be granted.
  - After reading the letter, James made a motion to send it to the aforementioned parties.
  - **No second** was received for this motion.
- **Thomas Senatore** expressed that he would like to review more detailed information on the requested variances and development plans before moving forward.
- **James** inquired if Mr. Koba was aware of when the public meeting regarding the variances would take place.
  - **Mr. Koba** stated that he did not know.
  - **Lee** mentioned he had spoken with the builder and requested to be kept informed about the meeting schedule.
- Questions were raised by attendees, including:
  - Why only some residents were notified and received letters.
  - How many units were planned for Tract B.
  - What potential income this development might generate for the community.

- **James** stated that the community welcomed development and expressed a desire to work collaboratively, emphasizing that any project must comply with established rules and regulations.
- **Thomas Senatore** requested that Mr. Koba provide a complete set of site plans to allow the board to make a more informed decision.
    - **Mr. Koba** agreed to provide the plans in a timely manner.
- **Conclusion:**
    - It was decided to **table the discussion** and defer any action on the draft letter until further information could be reviewed. (38m26s)

New Business

Discussion on Funding for Necessary Expenditures

- The board discussed the need for additional funds to cover necessary expenditures facing the community.
- **James** proposed the idea of instituting a nominal fee for the use of the storage area, which has **82 available spaces**.
- He noted that there are existing requirements for using the storage area, including that vehicles must be mobile, have current registrations and license plates, and be in operable condition.
- **James** stated that many currently occupied spaces do not meet these requirements.
- He cited prices for storage lots in the surrounding area and suggested a fee range of **$15 to $30 per month**, with the revenue to be directed toward maintenance and improvements of the common areas.
- James emphasized that while only a few residents currently use the storage area, the cost of maintaining it is shouldered by all members of the association.
- The proposal was **not well received** by the association members.
- It was noted that while membership fees had already been raised for the current year, many residents are on fixed incomes, and the overall cost of living has increased,

making additional fees difficult to absorb.

- There was broad frustration expressed over the perception that the storage lot was an included benefit within the association fees.

Discussion on Clubhouse Access and Activities

- Several members voiced frustration regarding the continued lack of access to the clubhouse for recreational use, despite having been told repeatedly that it would be available soon.

- It was mentioned that the **Activities Committee** does have funds available but has not planned events beyond bingo.

- Members were informed that the committee currently consists of only two people, with just one able to be actively involved.

- Residents were encouraged to become more involved if they wished to see more activities planned and executed.

- **Ms. Sally** stated that she is only one person and can only do so much, and she appealed directly to those present to step up and assist with the Activities Committee. There were no volunteers.

Comments from the Board

- **James** acknowledged the members' frustration and admitted that the storage fee proposal was not an optimal idea but believed it was worth considering, even if ultimately deemed not feasible.

- **Thomas Senatore** stated that he was opposed to instituting a storage fee.

- **Thomas** also commented on the **balance of the Comcast settlement funds**, suggesting that these funds be used toward necessary pool area repairs.

- **James** clarified that the Comcast funds had already been earmarked for use in the pool area and agreed with Thomas's position.

- **Thomas** further expressed his opinion that operating funds should be used to sign the contract and move forward with the pool resurfacing project as soon as possible, especially given the summer season and the community's desire to use the pool. (55m21s)

Additional Business

- **Lee** asked if there was any further business to discuss.

- **James** responded that there was nothing further, except he wished to make a motion that the **clubhouse be opened and made available for members' use by the following day**.

- The motion was **seconded by Thomas Senatore** and **carried unanimously**.

Comments from Ms. Paula Strahl

- **Ms. Paula Strahl** addressed the board, expressing her disappointment that although members bear responsibilities, she did not feel she was receiving the benefits or protections that a deed-restricted community should provide.

- She inquired about the funds spent to obtain an updated set of governing documents from the attorney and asked about the current status of implementing those documents.

- **Ms. Strahl** also raised concerns regarding properties near her home that were not being maintained in accordance with the community's promised standards.

- **James** asked Ms. Strahl if she would be willing to serve on the **Violations Committee**.

- **Ms. Strahl** replied that she had previously dealt with violations involving nearly every member of the community and had been hindered at every turn. She stated that while she might consider serving in the future, she would not do so until a new, updated set of governing documents was formally adopted.

Comments from Amber Malone-Leap

- **Amber Malone-Leap**, who had previously chaired the Homeowners Documents Review Committee, inquired about the progress made by the board in the six months since she last worked on the documents.

- **James** responded that there had been a breakdown in communication among the board members and that they were effectively no further along than they had been the prior year.

- He suggested that the **Documents Review Committee** be reconstituted to include both board members and association members so that work on adapting the documents to better fit the community could resume.

Discussion on Meeting Frequency

- **James** noted that the attendance and discussions held that evening were instrumental in holding the board accountable. He made a motion that the board **resume monthly meetings** instead of continuing with the current quarterly schedule.

- **There was no second** to this motion.

- Homeowners in attendance expressed that they were tired of being part of an HOA and had no intention of attending more frequent meetings.

Activities Committee Report

- **Ms. Sally** reported that there were no activities currently planned, as she was the only active member on the Activities Committee at that time.

Announcements

- **Sharon Williams** announced that there would be a **Card Club** meeting at the clubhouse during June and July on **Mondays and Wednesdays**, starting at **11:00 a.m.** and continuing until attendees choose to leave. All homeowners were welcome to attend.

- **Sharon** stated that she had this activity scheduled and was open to any additional ideas from members to help rebuild the committee and strengthen community involvement.

Unfinished Business

Hurricane Ian Recovery Funds and Fence Repairs

- **Lee** spoke about the funds received to address damage from Hurricane Ian.
- He stated that not all perimeter fence damage was storm-related; some areas had been breached by individuals attempting to gain unauthorized access.
- He acknowledged the necessity of repairing storm-related damage to the fencing but emphasized that the **swimming pool** should remain the top priority.
- **Lee** reiterated the importance of the pool to the community, noting that he often personally performs maintenance tasks, such as brushing down the walls, to keep it clean and enjoyable.

Clubhouse Reopening

- **Lee** explained that he had already planned to open the clubhouse and make it available to members.
- Both air conditioning units had been repaired, with one fully replaced, to ensure member comfort.
- He stated that he was reluctant to open the clubhouse before both units were operational, to avoid overtaxing the remaining unit by forcing it to operate at double capacity.

Timeline for Governing Documents

- A question was raised by members regarding a timeline for completion of the updated governing documents.
- **James** responded that it would require a commitment from the board members to dedicate regular time to the project.
- **Thomas** discussed the acquisition of the documents from the attorney three years prior and acknowledged concerns that the process had been delayed.
- **James** explained that the document package received from the attorney was **boilerplate** and not fully tailored to the community's needs, as it was initially designed for a

condominium association rather than an HOA.

- He recalled the significant effort invested by homeowners in customizing the documents to fit the community.

Comments from Tom

- **Tom** stated that from the outset, he had recommended adopting the documents **section by section** rather than as a single comprehensive package.

Comments from Lee

- **Lee** informed the members that two of the three books within the documents had already been completed.
- He cautioned that due to the passage of **Florida Statute 1203**, additional work would be necessary to ensure compliance with the new legislation.

Comments from Sharon Williams

- **Sharon Williams** suggested that the completed sections be sent to the attorney for review and feedback regarding compliance with Statute 1203.
- **Lee** agreed with this approach.
- **Sharon** expressed frustration over the significant hours she had dedicated to reviewing the documents, feeling that the lack of progress had rendered her efforts wasted.

Board Response and Acknowledgment

- The board acknowledged that they had inherited a broken system and had essentially needed to start from scratch.
- They recognized the community's frustration regarding the documents, particularly given the extensive statutory changes that must be considered to move forward.

Update on Pool Area Shade Canopy Roof

- **Lee** shared both good and bad news:
  - The **good news** was that the roof for the pool area shade canopy would be upgraded to an **elite roof** at the same price originally quoted for a pan roof.
  - This change was necessitated by new, more stringent building codes requiring a more substantial product.
  - Lee described the elite roof as consisting of **two aluminum sheets with foam insulation in the middle**, providing greater durability and compliance.

Revocation of Privileges

- The following lots were identified as subject to **suspension of privileges**:
  - Lots **55, 76A, 98, 108A, 136A, 142, 143, 145, and 176A**.

Announcements

- **Thomas Senatore** announced a **Hurricane Preparedness Expo** scheduled for **Saturday, May 31st**, from **11:00 a.m. to 2:00 p.m.** at the German American Club on Pine Island Road in Cape Coral.
- The event is sponsored by the **Cape Coral Construction Industry**.

President's Remarks

- **Lee** restated that the board has been working diligently to "claw its way out of a hole" and assured members that he is doing his best to keep the streets safe and the community running smoothly.
- He acknowledged that he has been pulled in multiple directions, as he has also been helping his wife recuperate from medical issues, which has limited his time in the office compared to the past.

- **Lee** reassured members, particularly those dealing with a difficult situation next to their home, that **legal actions** are actively being pursued and remedies are being sought.

Adjournment

- With no further business to come before the board, **President Lee Larner** adjourned the meeting at **9:09 p.m.**

James Hamilton

J.E. Hamilton, Secretary

07/14/2025

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