

SW: 05-20-25 Motions & Outcomes

Meeting Details

Date: May 20, 2025

Board Present: Lee Lerner II (President), James Hamilton (Secretary), Thomas Senatore (Treasurer)

Items Voted On

1. Approval of February 25, 2025 Meeting Minutes (as amended)

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

2. Approval of December 12, 2024 Meeting Minutes (as read)

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

3. Acceptance of Treasurer's Report

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

4. Authorization of Pool Filter Pit Repair (\$3,000 expenditure)

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- **Action Type:** Unanimous consent agreement
- **Outcome:** Approved by unanimous consent (no formal motion required)

5. Motion to Open the Clubhouse for Member Use "by the following day"

- **Motion:** James Hamilton
 - **Seconded:** Thomas Senatore
 - **Outcome:** Carried unanimously
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Items Discussed, but No Vote Was Taken

- **Resurfacing Swimming Pool / Use of Insurance Funds**
Costs (~\$23,500 minimum) and funding restrictions discussed. No motion made.
- **Clubhouse Exterior Door Replacement (South Side)**
Poor condition noted, estimates around \$8,000 but uncertain. No motion occurred.
- **Legal Expenses for Problematic Property Owner**
Fees exceeding \$8,000 reviewed. No vote taken.
- **Other Pool Area Incidental Repairs**
Issues included motion-activated switches and 911 phone repair. No formal motion.
- **Variance Request for Tract B (Draft Letter)**
 - **Motion by:** James Hamilton to send draft letter
 - **Seconded by:** No one
 - **Outcome:** No second received; discussion tabled pending more information
- **Proposal: Storage Area Monthly Fee (\$15–\$30)**
Brought forward by James Hamilton. Met with resistance from residents, no motion made.

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- **Motion to Resume Monthly Board Meetings (instead of quarterly)**
 - **Motion by:** James Hamilton
 - **Seconded by:** None
 - **Outcome:** No second; no vote taken; residents opposed more frequent meetings
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Summary Table

Item	Moved By	Seconded By	Outcome
Approve Feb 25, 2025 minutes (amended)	Thomas Senatore	James Hamilton	Unanimously approved
Approve Dec 12, 2024 minutes (read)	James Hamilton	Thomas Senatore	Unanimously approved
Accept Treasurer's Report	James Hamilton	Thomas Senatore	Unanimously approved
Pool filter pit repair (\$3,000)	— (unanimous consent)	—	Unanimously approved by consent
Open clubhouse by next day	James Hamilton	Thomas Senatore	Unanimously approved
Send letter re: Tract B variance	James Hamilton	None	Tabled (no second, no vote)
Storage area monthly fee proposal	James Hamilton	N/A	Not pursued (resistance; no motion)

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Resume monthly board meetings	James Hamilton	None	Not adopted (no second, no vote)
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