

Spring Woods Mobile Home Subdivision HOA, Inc.
Board of Directors
Meeting Minutes – July 15, 2025

1. Call to Order

The meeting was called to order at 7:15 p.m. by President **Lee Larner II**.

2. Roll Call of Officers

Present:

- **Lee Larner II**, President
 - **James Hamilton**, Vice President / Secretary
 - **Thomas Senatore**, Treasurer
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3. Approval of Previous Minutes

The minutes of the May 20, 2025 meeting were reviewed.

4. Treasurer's Report

Treasurer **Thomas Senatore** presented the financial report:

- Business account: **\$56,228.19**
 - Operating funds: **\$19,894.34**
 - Hurricane insurance reimbursements: **\$35,388.07** (repairs pending)
 - Comcast pool repair check: **\$945.09**
 - Petty cash: **\$100.00**
- Wells Fargo Money Market (Surplus Account): **\$11,235.44**
- Social Activities Account: **\$8,901.96**
- Contract balance to replace pool shade canopy roof: **\$5,300.00**

- **Total funds available: \$70,165.59**

Motion: James Hamilton moved to accept the Treasurer's Report as read.

Second: Lee Lerner.

Outcome: Motion passed unanimously.

5. Secretary's Report

Secretary **James Hamilton** reported on correspondence with the Lee County Department of Transportation regarding Baker Canal.

- Brush clearing has begun and water flow improved.
- Work stalled at the last four Zoysia properties due to widening and a large hole.
- County confirmed surveys are pending and work will resume afterward.

Report concluded.

6. President's Report – Lee Lerner II

Clubhouse & Pool Table:

- Pool table found uncovered; cue sticks scattered and several damaged/missing tips.
- Hesitant to post excessive signage but considering a bulletin board notice: *"If you break it, you bought it."*

Pool Area:

- Observed debris left behind; reminded members a trash receptacle is located within 2 feet of the entrance.
- Unsupervised minors under 18 caught using the pool against HOA rules. Age requirements are posted clearly.

Sidewalk Repairs:

- The insurance company required uneven concrete near the pool to be ground or replaced (no painted warning allowed).

- Lee personally ground one section and will complete the other to eliminate trip hazards.
 - Stated insurers are looking for reasons to drop coverage in Florida's current climate.
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7. Revocation of Privileges

The following lots were identified as subject to suspension of privileges:
2, 55, 76A, 100A, 118A, 131, 136A, 142, 143, 145, 176A.

Lot 176A – Legal Status:

- Sharon Williams updated members:
 - Owner **Joseph Kathawa** responded late with a handwritten, incoherent reply to attorney notices.
 - No further response has been received despite attorney outreach attempts.
 - Kathawa **falsely claimed** he had already sold the property and that he was living there with his girlfriend.
 - In reality, no transfer of title has occurred, no estoppel request has been filed, and no proof of sale exists.
 - Sharon confirmed these statements were unsupported by documentation and inconsistent with verified facts.
 - Legal action remains pending, with pursuit of recovery for unpaid assessments and fees.
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8. Community Issues

Bicycle Traffic & Fence Damage:

- Increase in bicycle traffic attributed to damaged fencing with neighboring community.
- Bid received: **\$5,000 for 200 linear feet of fence repair + \$500 brush clearing = \$5,500 total.**
- Lee noted actual footage likely less than 200 feet.

Legal Matters:

- Brad Cornelison (previously sold stolen materials to HOA) now back in town and more accessible for lawsuit service.

Pool Area Updates:

- Shade canopy roof completed.
 - Pool resurfacing awaiting contractor recommendation from Tract B developer.
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9. Announcements

Treasurer – Thomas Senatore:

- Promoted to **Manager of Marine Unit, Cape Coral Volunteer Police Department** (applause).
- Also serving as **Vice Chairman of the Affordable Housing Advisory Committee**.

Other Discussions:

- **Chicken Coops:** Lee clarified they are prohibited in mobile home communities under Lee County code.
 - **Four-Wheelers:**
 - Riders observed on Tract A and roads without helmets.
 - Lee stated he prefers them in Tract A rather than roads but acknowledged helmet safety concerns.
 - Offender warned personally and through parent; assurance received issue would stop.
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10. Additional Comments

James Hamilton:

- Recommended reviewing insurance settlement funds versus repair costs to reallocate savings toward pool resurfacing.
- Suggested adding a table with umbrella on south side of pool area for designated smoking space, minimizing impact on other pool users.

11. Adjournment

President **Lee Larner II** adjourned the meeting at **8:11 p.m.**.
The floor was then opened for general discussion.

A handwritten signature in black ink that reads "James Hamilton". The signature is written in a cursive style with a large, stylized "H".

Submitted by:

James Hamilton, Vice President / Secretary
Spring Woods Mobile Home Subdivision HOA, Inc.

08/30/2025

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