



Spring Woods
MOBILE HOME SUBDIVISION
HOME OWNERS ASSOCIATION INC.

Spring Woods HOA: Motions & Outcomes

November 18, 2025

Board Present:

- Lee Larner (President)
- James Hamilton II (Secretary)
- Thomas Senatore (Treasurer)

Items Voted On

1. **Approval of Previous Meeting Minutes**

- Motion: James Hamilton II
- Seconded: Lee Larner
- Outcome: Carried unanimously

2. **Acceptance of Treasurer's Report**

- Financial Snapshot: Total funds of \$65,576.00 as of November 18, 2025
- Motion: James Hamilton II
- Seconded: Lee Larner
- Outcome: Carried unanimously

3. **Safety Striping for Trip Hazard**

- Action: Approved bid for safety line painting at the office door step
- Cost: Estimated \$400.00
- Outcome: Board Approved

4. Adoption of 2026 Annual Budget

- Action: Adopted 2026 budget maintaining flat assessments at \$78.00
- Motion: James Hamilton II
- Seconded: Lee Larner
- Outcome: Carried unanimously

5. Adjournment

- Motion: James Hamilton II
- Seconded: Lee Larner
- Outcome: Passed without objection at 8:36 p.m.

Items Discussed, but No Vote Was Taken

- Pool Resurfacing Project: Discussion regarding a \$23,000.00 bid from Waves Swimming Pool Corp for resurfacing and safety upgrades. Decision tabled for a future Unanimous Consent Decree.
- Lot 176 Legal Update: Counsel is currently handling a "motion to strike" and title issues related to Lot 176.
- Delinquent Accounts (Brad): Discussion regarding a default on a \$5,000.00 judgment; individual currently deemed "judgment proof," though a property lien is active.
- Activities Committee: Sharon reported on successful Halloween and Fall Fest events. Committee is planning upcoming Christmas and Polar Express parties, though Bingo remains discontinued.

Summary Table

Item	Moved By	Seconded By	Outcome
Approve Prev. Minutes	James Hamilton II	Lee Larner	Unanimously Approved
Accept Treasurer's Report	James Hamilton II	Lee Larner	Unanimously Approved
Safety Striping	James Hamilton II	Tom Senatore	Board Approved (\$400)
2026 Annual Budget	James Hamilton II	Lee Larner	Unanimously Approved
Adjourn Meeting	James Hamilton II	Lee Larner	Passed at 8:36 p.m.