



2026-05-19 - Motions and Outcomes - Board of Directors Meeting

Address: 2375 Zoysia Lane, North Fort Myers, FL 33917

Meeting Date: May 19, 2026

Document: Motions and Outcomes Report

Administrative Note: Lack of Quorum

Attendance: Lee Larnear (President) and James Hamilton (Secretary) were present. Thomas Senatore (Treasurer) was absent.

Status: A quorum was not established. All motions recorded below are provisional. The Board proceeded through the motions to establish a record of consensus, but every item listed herein requires formal ratification at a future meeting where a quorum is present.

Motion 1: Approval of Previous Minutes

Summary: To approve the minutes from the February 17, 2026 Board Meeting as corrected.

Motion By: James Hamilton

Second By: Lee Larnear

Outcome: Provisionally passed (2-0). Requires quorum ratification.

Motion 2: Acceptance of Treasurer's Report

Summary: To accept the Treasurer's Report for the period ending July 31, 2026. (Note for the record: The report was read and presented by Sharon Williams in the Treasurer's absence.)

Motion By: James Hamilton

Second By: Lee Larnear

Outcome: Provisionally passed (2-0). Requires quorum ratification.

Motion 3: Adjournment

Summary: To adjourn the Board of Directors Meeting.

Motion By: James Hamilton

Second By: Lee Larnear

Outcome: Passed without objection. Meeting adjourned at 8:41 PM.

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

Submitted by: James Hamilton, Vice President / Secretary Spring Woods Mobile Home
Subdivision HOA, Inc
05/20/2026