



Motions and Outcomes Report

July 21, 2026

SUMMARY OF FORMAL BOARD ACTIONS

MOTION 1: APPROVAL & RATIFICATION OF PREVIOUS MINUTES (MAY 19, 2026)

- **Motion Statement:** Move to approve the minutes of the May 19, 2026 Board of Directors meeting as corrected (amending "shed" to "bathrooms" under Clubhouse Facilities, and clarifying that the compound/basketball court fence was cut rather than the pool fence) and formally ratify all provisional actions taken due to lack of quorum at that meeting.
- **Moved By:** James Hamilton
- **Seconded By:** Lee Larner
- **Board Discussion:** Corrections were confirmed by Administrative Support Sharon Williams and Vice President Hamilton.
- **Vote Outcome:** PASSED UNANIMOUSLY (3-0)

- **Ayes:** Lee Larner, James Hamilton, Thomas Senatore
- **Nays:** None

MOTION 2: ACCEPTANCE OF TREASURER'S REPORT

- **Motion Statement:** Move to accept the audited Treasurer's Report for the period ending June 30, 2026, showing Total Bank Assets of \$49,611.47, Liabilities of \$7,072.26, and Net Available Funds of \$42,539.21.
- **Moved By:** Lee Larner
- **Seconded By:** James Hamilton
- **Board Discussion:** Financial statements were reviewed by Sharon Williams and Treasurer Thomas Senatore.
- **Vote Outcome:** PASSED UNANIMOUSLY (3-0)

- **Ayes:** Lee Larner, James Hamilton, Thomas Senatore
- **Nays:** None

MOTION 3: ADOPTION OF RESIDENT SCREENING SERVICE (APPLY CHECK)

- **Motion Statement:** Move to adopt the "Apply Check" screening system using the Basic Plus package (\$27.95 per candidate, applicant-funded) for background checks on prospective buyers and tenants.
- **Moved By:** James Hamilton
- **Seconded By:** Thomas Senatore
- **Board Discussion:** Vice President Hamilton stated he moved the item for community benefit but chose to abstain to allow the remaining Board members to decide. Screening evaluation guidelines and look-back limitations will be finalized prior to full implementation.
- **Vote Outcome:** PASSED (2-0, 1 Abstention)

- **Ayes:** Lee Larner, Thomas Senatore
- **Nays:** None
- **Abstain:** James Hamilton

MOTION 4: DOMAIN NAME ACQUISITION (SWMHOA.com)

- **Motion Statement:** Move to authorize \$10.00 to purchase the short-form domain name SWMHOA.com (\$20.00 annual renewal thereafter) and point it to the primary Association web portal.
- **Moved By:** James Hamilton
- **Seconded By:** Lee Larner
- **Board Discussion:** The Board noted the shortened URL reduces character length from 28 to 8 letters for easier resident navigation.
- **Vote Outcome:** PASSED UNANIMOUSLY (3-0)

- **Ayes:** Lee Larner, James Hamilton, Thomas Senatore
- **Nays:** None

MOTION 5: CLUBHOUSE AUDIO/VISUAL UPGRADE PROPOSAL

- **Motion Statement:** Move to approve the purchase of an 85-inch smart television, heavy-duty wall mount, cables, and 5-year extended warranty for an amount not to exceed \$1,140.00 using Activities funding.
- **Moved By:** James Hamilton
- **Seconded By:** None (Motion Tabled)
- **Board Discussion:** President Larner directed that the proposal be tabled until insurance liability coverage for third-party clubhouse rentals and presentations can be verified with Association counsel.
- **Procedural Action:** TABLED pending insurance verification.

MOTION 6: ADJOURNMENT OF FORMAL MEETING

- **Motion Statement:** Move to adjourn the formal Board of Directors meeting at 8:46

PM.

- **Moved By: Lee Larner**
- **Seconded By: James Hamilton**
- **Vote Outcome: PASSED UNANIMOUSLY (3-0)**

- **Ayes: Lee Larner, James Hamilton, Thomas Senatore**
- **Nays: None**

ADMINISTRATIVE SUMMARY OF BOARD DIRECTIVES

1. **Amenity Privileges: Suspended common area privileges for 13 delinquent accounts (Lots 29, 43, 54, 55, 74, 76, 101, 106, 108, 131, 136, 145, 151).**
2. **Legal Accounts: Directed transfer of 4 delinquent accounts to Association legal counsel for collection.**
3. **Rules Enforcement: Post prohibition signs regarding pool deck coolers/glass and smoking under the overhang; enforce non-resident youth ban following pool furniture vandalism.**



Submitted by:

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

07/23/2026

Report Prepared By:

Saunders, Administrative Support