



Meeting Date: September 15, 2026
Location: Spring Woods Clubhouse

Time: 7:30 p.m.

1. Call to Order & Roll Call

- **Establish a quorum of board officers: President Lee Lerner, Vice President James Hamilton, Treasurer Thomas Senatore, and Secretary/Board Members.**

2. Reading & Approval of Previous Minutes

- **Review and formally approve the minutes from the Board Meeting held on July 21, 2026 (including corrections to restroom doors and the basketball court fence repairs).**

3. Treasurer's Report

- **Update on the operating funds, hurricane insurance funds, and Activities Committee bank balances.**
- **Review of current balance sheets and outstanding bills.**

4. Committee Reports

- **Activities Committee: Reopening plans and coordinator updates for community Bingo.**

5. Old/Unfinished Business

- **Applycheck Background Screening Policy:**
 - **Follow-up on the motion passed on July 21, 2026, to utilize Applycheck's Basic Plus program (\$27.95) for vetting new members and tenants.**
 - **Discussion on formulating the specific procedures, evaluation criteria, and look-back periods (e.g., offense types and timelines) to ensure Fair Housing Act and HUD compliance.**
 - **Review of data security measures to protect Personally Identifiable Information (PII) and mitigate legal liabilities regarding applicant screening results.**

- **Clubhouse TV Proposal (Tabled from July 21):**
 - Review of liability insurance coverage rules regarding renting the clubhouse hall for seminars or private events.
- **Website Domain & Hosting Upgrades:**
 - Transition update for registering the shortened domain name swmhs.org.
 - Created a shortened email address, info@swmhs.org, which will forward a copy of all incoming emails to our existing accounts.

6. New Business

- **2027 Budget:** Initiate discussion on preparing the upcoming 2027 budget.
- **Board of Directors Election:** Discuss the upcoming election, the importance of community involvement, and the nomination process. Emphasize the need for self-nominations or nominating capable individuals who are willing to serve. Clarify that interested parties should be prepared to step forward.
- **Smoking & Vaping Policy for Common Areas (Proposed by Thomas Senatore):**
 - Introduction of a proposed policy submitted by Thomas Senatore to regulate or prohibit smoking and vaping in all outdoor common areas, including the swimming pool area and underneath the overhang.
 - Review of the Board of Directors' authority under the By-Laws to establish and enforce reasonable rules and regulations for the use of Association Common Areas.
 - Review of community feedback regarding the impact of secondhand smoke, safety considerations around children, and potential designated smoking alternatives.
 - Board discussion to conduct a thorough evaluation regarding the necessity and implications of establishing this policy, recognizing the complex nature and community impact of the matter.

7. Delinquent Accounts & Lot Privileges

- Updates regarding outstanding assessments, lawyer-approved payment schedules, and lot privilege suspensions.

8. Adjournment

9. Open Floor (Resident Comments & Discussion)