



Motions and Outcomes Report

September 15th, 2026

SUMMARY OF BOARD ACTIONS AND MOTIONS

1. Approval of May 19, 2026 Meeting Minutes (As Corrected)

- **Motion:** Move to approve the minutes of the May 19, 2026 Board of Directors meeting with two corrections: (1) change "shed" to "bathroom" under Clubhouse Facilities, and (2) specify damage to the compound fence and basketball court rather than the pool fence.
- **Moved By:** James Hamilton
- **Seconded By:** Lee Larner
- **Vote Count:** Passed 3-0 (Unanimous)
- **Board Action / Outcome:** Approved. All provisional actions from the May 19, 2026 meeting were formally ratified.
- **Motion:** to approve the minutes of the July 23, 2026 Board of Directors meeting
- **Moved By:** James Hamilton
- **Seconded By:** Lee Larner
- **Vote Count:** Passed 3-0 (Unanimous)
- **Board Action / Outcome:** Approved.

2. Acceptance of Treasurer's Report

- **Motion:** Move to accept the Treasurer's Report for the period ending June 30, 2026, as presented.
- **Moved By:** James Hamilton
- **Seconded By:** Tommy Senatore
- **Vote Count:** Passed 3-0 (Unanimous)
- **Board Action / Outcome:** Approved. Financial ledger entries regarding operational line items will be reviewed with Sharon Williams upon her return.

3. Adoption of ApplyCheck Background Screening Service

- **Motion:** Move to adopt the ApplyCheck background screening service (Basic Plus package at \$27.95 per applicant) for screening prospective new members and tenants at zero direct cost to the Association, utilizing historical legal opinion guidelines from counsel for evaluation criteria.

- **Moved By:** James Hamilton
- **Seconded By:** Tommy Senatore
- **Vote Count:** Passed 2-0-1 (2 in favor: Lee Larner, Tommy Senatore; 1 abstaining: James Hamilton)
- **Board Action / Outcome:** Approved.

4. Web Domain Acquisition (swmhs.org)

- **Motion:** Move to authorize \$10.00 for the purchase of the shortened domain swmhs.org and \$20.00 for the annual renewal fee to direct traffic to the primary community website and route official email (info@swmhs.org).
- **Moved By:** James Hamilton
- **Seconded By:** Lee Larner
- **Vote Count:** Passed 3-0 (Unanimous)
- **Board Action / Outcome:** Approved.

5. Clubhouse Audio/Visual Upgrade Purchase

- **Motion:** Move to approve the purchase of an 85-inch smart television, heavy-duty wall mount, and 5-year warranty for approximately \$1,140.00 utilizing Social Activities Committee funds.
- **Moved By:** James Hamilton
- **Seconded By:** Tommy Senatore
- **Vote Count:** Passed 3-0 (Unanimous)
- **Board Action / Outcome:** Approved.

6. Prohibition of Smoking and Vaping in All Common Areas

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- **Motion:** Move to prohibit smoking and vaping in all common areas, including outdoor common elements and the pool deck enclosure.
- **Moved By:** Tommy Senatore
- **Seconded By:** James Hamilton
- **Vote Count:** Failed 1-2 (1 in favor: Tommy Senatore; 2 opposed: Lee Larner, James Hamilton)
- **Board Action / Outcome:** Motion failed / Did not carry.

7. Acceptance of Activities Committee Report

- **Motion:** Move to accept the Activities Committee Report as submitted by Sharon Williams and read in absentia.
- **Moved By:** James Hamilton
- **Seconded By:** Lee Larner
- **Vote Count:** Passed 3-0 (Unanimous)

- **Board Action / Outcome:** Approved.

8. Adjournment of Regular Meeting

- **Motion:** Move to adjourn the Regular Meeting of the Board of Directors at 8:46 PM.
- **Moved By:** Lee Larner
- **Seconded By:** James Hamilton
- **Vote Count:** Passed 3-0 (Unanimous)
- **Board Action / Outcome:** Approved. Meeting adjourned at 8:46 PM.

INFORMATIONAL & DIRECTIONAL ITEMS (NO FORMAL VOTE REQUIRED)

- **2027 Budget Meeting:** Scheduled for October 20, 2026.
- **Board Nominations Deadline:** Open for five (5) positions; candidate submissions due by October 31, 2026.
- **Website Hosting Migration:** Direction given to proceed with plans for dedicated WordPress hosting migration (\$20.00/month plus \$350.00/year for plugin licenses) for digital record compliance.



Submitted by:

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

09/19/2026

Report Prepared By:

Saunders, Administrative Support