

SPRINGWOOD VILLAGE CONDOMINIUM, INC.
Board of Directors Meeting Minutes
January 18, 2018
APPROVED

Board Present: Barbara Foster, Jeff Domfort, Shiela Leary, Debbie Sandt & Gerald Frenzel
Diane Mills was absent

Also Present: Diane Suchy of Bosshardt Property Management LLC was present

Location: Springwood Clubhouse

1. CALL TO ORDER

The meeting was called to order at 6:02 p.m., by Barbara Foster.

The Pledge of Allegiance was given.

The order of business was changed so that the Board could speak to Miles Christian Anderson regarding the engineering, reports and status of buildings 2567 SE 15 Avenue and 1532 SE 25 Street. Engineering for building 2567 indicates underpinning for the entire building. Miles has bid out the job to both buildings and expects bids to come in on 1/26/18. Bids are coming from Foundation Technology and Foundation Specialists. The approximate cost for remediation is \$120,000.

Diane submitted a detailed management report. Diane pointed out that when considering the funds in the bank to cover any "building" damage and remediation that the insurance will be coming due in March for at least \$30,000 or a 25% down payment.

2. Approval of Minutes

Debbie Sandt read the minutes from 12/21/17. Upon motion by Barbara, second by Gerald and unanimous vote, the minutes were approved as read.

Financial Report

Shiela gave the financial report for December 31, 2017. There was \$224.35 cash in the Renasant operating account and \$117,656.61 in the Gateway (CenterState) operating account. Expenses for the period were \$24,772.62. The over 90 days accounts receivable was \$9,362.95. There is \$170,274.56 in the Renasant Money Market account, \$138,770.91 in Community Bank and \$95,495.25 in the Renasant certificate of deposit.

Shiela had several questions: The income and expense report shows \$600 from Les Wade Pool and no check was shown on the check register. COA 8210 No payments were shown for Good & Dependable Cleaning. COA 9200 - There were no payments to the City of Ocala Electric Utility shown on the check register. Diane to report back with explanations. Also no rental income was shown.

Owner of 2555 S. E. 15 Avenue, B requested a payment plan of paying \$600 down now, plus \$100 per month until paid in full. Upon motion by Jeff, second by Gerald and unanimous vote, the payment plan was accepted.

Bank foreclosure scheduled for 1547 S. E. 27 Street, Unit F, 1/29/18. Upon motion by Debbie, second by Barbara and unanimous vote, the board would like to bid up to \$5,000 for this unit. Needs new carpet and paint.

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Upon motion by Barbara, second by Debbie and unanimous vote, the financial report was accepted as prepared by Bosshardt.

The Board would like a copy of the check from HDD Construction when it is received.

The Board also would like to know if Ann Harrison can handle sending out sales and leasing applications. Diane will check with Russ.

Upon motion by Debbie, second by Barbara and unanimous vote, the treasurer's report was accepted as prepared by Bosshardt Property Management, LLC.

3. Unfinished Business

Engineering was already discussed.

Fining committee consists of Barbara Strohm and Susan Chambers. One more member needed.

4. New Business

Maintenance Report – Todd gave a maintenance report. He took care of squirrels in 1525D, 2419 SE 16 Avenue, F (McCray)

Viebrock's unit is almost complete – 1541 S. E. 27 Street, Unit E

2405 S. E. 16 Avenue. The roof over A & B has overlapped for years and may be causing a roof leak. Ward will have to remove part of the roof to determine the real issue. The roof at 1406 S. E. 27 Street is ready to go on Monday. Ciraco replaced a spotlight. The door at 2558 was ripped off the hinges and Todd repaired.

2410 S. E. 16 Avenue (Teston) leak from above. Diane waiting for confirmation that leak has been repaired to report back to Todd and Teston.

Upon motion by Barbara, second by Gerald and unanimous vote, Todd will use Mack's Repairs and Home Improvement for up to \$4,500 (10 days, 3 guys at \$450/day) to help him hang doors, paint hallways and shutters.

Two trees need removal because of damage caused by beetle bugs. Upon motion by Barbara, second by Gerald and unanimous vote, Marion Tree will be on property on Monday or Tuesday.

Jeff suggested that pressure washing be done every year and to be put in next year's budget. Upon motion by Jeff, second by Gerald and unanimous vote, all buildings will be pressure washed now and obtain an annual contract. Jeff amended his motion to state that the buildings will be pressure washed after the pollen has fallen. Gerald seconded the motion and the motion was unanimous.

Curtis Mack "Mack's Repairs" can give bid for painting the buildings. Todd will provide list of the buildings left to paint.

Barbara handed out information to the other board members regarding the fining procedure.

Leases and Sales

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Upon motion by Debbie, second by Barbara and unanimous vote, the lease from Real Property 1610 LLC for 1610 S.E. 25 Street, D6 to Gibboney was approved.

Upon motion by Shiela, second by Debbie, and unanimous vote, it was decided to have Brad proceed with eviction of Wingo's tenants based on the fact that the unit has too many people. The tenant's property manager stated that the tenants are currently leasing on a month-to-month basis.

Upon motion by Barbara, second by Shiela and unanimous vote, it was decided to remove "Friendly Reminder" from the violation letters.

Upon motion by Debbie, second by Barbara and unanimous vote, it was decided to sign the Bosshardt Leasing agreement without paying the \$75 inspection fee.

Barbara announced that there is a Board Certification class being offered at Stonecrest on 2/15/18 in Summerfield.

Upon motion by Debbie, second by Barbara and unanimous vote, the meeting was adjourned at 8:00 p.m.

Respectfully, submitted by Diane Suchy of Bosshardt Property Management, LLC.