

SPRINGWOOD VILLAGE CONDOMINIUM, INC.
Board of Directors Meeting Minutes
January 17, 2019
APPROVED

Board Present: Barbara Foster, Jeff Domfort, Brenda Lewis & Jim Stripling (via phone)

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

Location: Clubhouse, 2533 S.E. 15 Avenue, Ocala, FL 34471

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m., Barbara Foster, President, and a quorum was established.

The pledge of allegiance was given.

2. **Approval of Minutes** - Brenda read the minutes from the Board of Directors meeting held on 12/12/18. Upon motion by Barbara Foster, second by Jeff and unanimous vote, the minutes were approved.

Financial Report

Bosshardt bookkeeping is going back to September and reconciling the books received from Vine Management. Barbara gave the board the current amounts in each of the bank accounts as of January 17, 2019

Renasant Operating	\$53,459.76
Ameris Special MM	\$41,718.28
Ameris CDs	\$200,000
Renasant CD	\$96,864.27
Renasant Reserve MM	\$106,371.76

Diane explained that reserve accounts were restricted for the use listed on the balance sheet and could not be moved from that account or used for anything other than their intended purpose without a membership vote. Invoices for work that is a reserve item are paid directly out of the reserve bank account. Diane gave a quick rundown of expected expenses in the near future for a total of approximately \$38,000.

\$5,315 replacement of air conditioner
\$18,809 replacement of carpet
\$8,500 entrance sign
\$3,900 down payment for insurance
\$1,200 to \$2,400 for GeoTech testing
Tree trimming

The above list does not include the unknown factor of how much it will cost to remediate 1567 S.E. 27 Street.

Management Report – Diane submitted an oral management report and advised the board that she would email them a written report. An email was received from Alaina Cramer requesting that visiting dog be allowed to stay until the end of March. Diane to respond to her “no”.

Unfinished Business – All board members are signed up for the board certification class. Diane to email certification form to Jim to complete since the class he is attending is past the 90 days.

SPRINGWOOD VILLAGE CONDOMINIUM, INC.
Board of Directors Meeting Minutes
January 17, 2019

New Business

Upon motion by Brenda, second by Barbara and unanimous vote the revised FAQ was approved.

Upon motion by Jeff, second by Barbara Foster and unanimous vote, the proposal from GeoTech for testing at 1567 S. E. 27 Street, Unit A for a cost of \$1,200 was approved.

Upon motion by Barbara Foster, second by Jeff and unanimous vote, Todd will have Marion Tree out for one day of tree trimming.

Three bids were submitted for replacing the air conditioner: Max Air-\$5,315.86, SunKool \$6,100 and a verbal quote from Sensible Air for \$5,400. Upon motion by Jeff, second by Jim and unanimous vote, it was decided not to replace the air conditioner at this time.

Penn Flooring quoted replacement of carpet in 12 colonial buildings in July 2018 at a cost of \$12,769.11. Upon motion by Jim, second by Barbara Foster and unanimous vote, it was decided to have Penn Flooring requote replacing half of the 17 carpets in the colonial buildings. Todd to review which buildings need replacement first and the second half will be done after estimate is received.

Diane to obtain quotes to replace the fence around the pond.

Upon motion by Jeff, second by Jim and unanimous vote, Todd to look at the entrance sign to see if he could reconstruct in some manner and Diane is to obtain more quotes on an 8' sign.

Upon motion by Barbara Foster, second by Brenda Lewis and unanimous vote, the ARC request for replacement of windows by Brent Spaulding was approved as submitted.

Jim made the following motion, seconded by Brenda and by unanimous vote, "Create a list of the 5 maintenance items identified by Sue Domfort related to the underpinning work performed on her building in July/August 2018. Address and schedule the items are part of ongoing maintenance as soon as possible and as time and funds are available. The board to re-address the items remaining on the list at each subsequent monthly board meeting until all items have been addressed." That list is: 1) Filling in holes where water collects 2) Gutters 3) Landscaping – grass and shrubbery so there are no sandy areas 4) Replace shutters 5) Fill in cracks in building and paint. Gutters should be installed within a week. Todd has to order additional shutters. Diane to request Miles inspect Domfort building (2567 S. E. 15 Avenue, Unit D) for further work, prior to painting.

Maintenance Report – None

Leases/Sales – None

Upon motion by Brenda, second by Jeff and unanimous vote, the meeting was adjourned at 7:30 p.m.

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