

SPRINGWOOD VILLAGE CONDOMINIUM, INC.
Board of Directors Meeting Minutes
July 19, 2018

APPROVED

Board Present: Barbara Foster, Jeff Domfort, Gerald Frenzel, Diane Mills, Debbie Sandt

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

Location: Clubhouse

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

Debbie read the minutes from the Board of Directors meeting held 6/26/18. Upon motion by Jeff, second by Diane and unanimous vote, the minutes were approved.

Financial Report

Debbie gave the financial report for June 30, 2018. There was \$94,700.24 cash in the Centerstate operating account, \$140,735.62 in the Renasant account. Expenses for June were: General and Administrative \$10,064.40, Community Room/Building \$1,280.00, Personnel \$3,614.42, Utilities \$3,909.28, Maintenance \$13,145.19, Lawn Maintenance \$2,400, Reserve Contributions \$9,195.30 and Reserve Expenses (\$21,340). There is \$201,774.09 in the Community Bank account and \$95,729.70 in the Renasant CD. The over 90 days accounts receivable as of June 26, 2018 is \$358.09. Upon motion by Diane Mills, second by Jeff and unanimous vote, the treasurer's report was accepted as presented by Bosshardt.

Upon motion by Barbara, second by Gerald and unanimous vote, the treasurer's report was not accepted until the \$40,810 under 9582 is explained.

Management Report – Diane submitted a written and oral management report.

Unfinished Business – Pressure washing and engineering are a work in progress.

New Business

Maintenance – Todd ordered more lights. Door closers add at 2410 S. E. 16 Avenue. 1615 S. E. 25 and 1511 S. E. 25 removed dead trees. Two water breaks at 1511 S. E. 25 and 2567 S. E. 25. Speed bumps are in and two additional "speed bump" signs need to be ordered. Todd cleaned feces off the wall in the bathroom. Pressure washing is about half done and Jennifer should be back tomorrow. The weather has caused Foundation Technologies delays. The work being performed by Foundation Technologies at 2567 should be completed by Monday. Todd says more likely Wednesday.

Leases/Sales – Upon motion by Diane, second by Gerald and unanimous vote the following leases and sales were approved:

Leases: Patterson to Carey – 1531 S. E. 25 Street, Unit A
Walter to Clark – 2405 S. E. 16 Avenue

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Sales: None

Barbara Strohm, Susan Chambers and Brenda Lewis, the fining committee will be available on August 9 at 4:00 p.m. to consider fines.

The fining hearing for Wingo will be included. Upon motion by Barbara, second by Gerald and unanimous vote, Danny Parker, will be fined \$100 per day up to \$1,000 for having unscreened tenant/s.

Upon motion by Barbara, second by Gerald and unanimous vote, Wingo, will be fined \$100 per day up to \$1,000 for having unscreened tenant/s.

Upon motion by Barbara, second by Gerald and unanimous vote, Clement Moser, will be fined \$100 per day up to \$1,000 for having unscreened tenant/s.

Upon motion by Barbara, second by Jeff and unanimous vote, Ross Tripp, will be fined \$100 per day up to \$1,000 because his tenant has a dog over the weight limit and on the list not allowed at Springwood Village.

2550 S. E. 15 Avenue – Jeffrey Sandt – One of the tenant's lied on the application about having a dog so Barbara could deny the application. The tenants states that he dropped off paperwork at Bosshardt that the dog was a service/comfort dog. Diane to check with Bosshardt receptionist.

There are issues with the contract submitted by Foundation Technologies signed by them on 7/3. Diane to write letter to Miles Anderson. Diane to email the verbiage to the board before sending the letter. "Why was there a change in the number of helicals required to complete the building at 2567 and why was this not identified in the initial and follow up engineering reports? This was determined by Foundation Technologies and not from engineering report.

Diane stated that she hadn't reconciled the contracts, the down payments, open invoices and this contract and hadn't paid anything else but the down payments. 1532 S. E. 25 Street has not been inspected and hasn't received final inspection.

The Bosshardt contract expires 11/1/18. Therefore, the Board asked Diane to step out of the meeting.

Debbie has the remainder of the meeting notes.

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