

**Board of Directors meeting minutes**  
**Springwood II villas Association**  
**September 30, 2025 7 PM**

Meeting called to order by David Palio at 7:02 pm

Present: James M, David P, Phyllis S, Mary Y, Nicole M, Daisy D, Rich H, Terri W

Determination of Quorum (7)

Meeting was suspended

Guest speaker **Servpro Restoration** deals with drying out the interior of home during a disaster. There is no cost to be a member. If there was a major catastrophe like last year with the hurricanes, Ameritech and Servpro would be called. The Association is considering using Servpro as part of our disaster plan

Meeting resumed

approved and waived minutes of last BOD meeting Phyllis motioned, Mary 2nd, all in favor

**Report from Manager**

- Letters of intent for board election will be sent in the First notice of annual membership meeting, October 1. Second notice and budget approval meeting notice will be on November 1.
- Annual meeting is scheduled for Monday, December 1
- Grant Writer-review credentials of the Grant Writer and consider a clause restricting the use of AI.

**Report from treasurer**

Operating funds for August : \$679,194. Total operating funds. \$675,608

Total Delinquencies \$66,204 11 units are with attorney

**Report from President**

- Would like to formulate a no intervention with delinquencies so that after 90 days automatically go to Attorney
- By the beginning of 2026, begin using Ameritech's electronic resident portal to do all request, complaints

**Committees**

Pool - waiting for part for heat pump number one. Pool remains at the constant 87° hot water in pool bathroom showers is not working correctly

Rules and regulations-working on separating the form for complaints, suggestions, and comments.

Rules will be forwarded to board within the next couple of months.

Social club- Mary and Betty will be in charge of food purchases for events

**Business:**

**Completed/Old**

- Roof cleaning start date 11/3/2025. Working on wording for the solar panels and notices to opt out of cleaning.
- Fobs- security lock and safe estimate upgrade system \$13,041.18 would like to install fob entry for pantry and office.
- Waiting on city of Pinellas Park to inspect pool chemical doors
- Dartboard has been installed in the game room

- Automatic front doors it has been difficult to get more than the one bid. It would be cost-efficient to put the automatic door in the back parking lot and have half the parking lot as handicap parking.
- Painting clubhouse exterior will be reviewing estimates at next workshop painting will begin in January or February
- Drainage in Rosewood area David and Richard will meet with Engineer on Thursday
- 2026 budget workshop will be Tuesday, October 7 at 2:30 PM in the library

**New:**

- Astroturf patch of land in pool area was tabled
- Proposed ideas for shuffleboard New idea was create a picnic area
- Ameritech will be discussed at our next workshop
- Grant Writer- Board is looking to include two residents who have a experience with finding grants and create a committee

Board open discussion: discussed possibly charging for Clubhouse rentals

- Meeting adjourned at 9:15 pm

Approved by Board of Directors Posted: 10/4/25

# Security Lock and Safe

PCCLB C-9741 FLET11000791

## Quote

5088 66th Street North  
St. Petersburg, FL 33709  
(727)384-2022 Fax (727)547-1334

[www.securitylockandsafe.com](http://www.securitylockandsafe.com)

DATE

Quote #

TO Springwood II  
Attn: Rich  
10440 Azalea Park Drive  
Pinellas Park, FL 33782  
763-219-9727  
[Floridaboub@gmail.com](mailto:Floridaboub@gmail.com)

Prepared By	JOB	PAYMENT TERMS
Matthew Hancock	Access Control Upgrade	50% Material Deposit. Balance Net 30 days.

### Scope of Work:

To replace the Amano access control system with a new CDVI system. Existing power supplies, locks, electric strikes, and PC running the new software shall remain in place and work in conjunction with the new proximity readers and door controllers.

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
5	CDVI A22K 2-door controller w/ software, metal enclosure, power supply, 2 reader inputs, 2 outputs, and 2 mullion-sized 125kHz fob / card readers	\$1,700.50	\$8,502.50
16	CDVI standard 125kHz Black keyring fob, 25-pack	\$125.00	\$2,000.00
1	Electrical supplies	\$50.00	\$50.00
1	Labor / Travel	\$1,750.00	\$1,750.00
	Estimate		

Includes: Complete installation of all hardware listed on this estimate.

Excludes: Any other item not listed on this estimate.

Quotation prepared by: Matthew Hancock  
This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation. It does not include sales tax, unforeseen price increases or additional labor and materials which may be required should problems arise. This estimate is valid for 30 days. All cancelled orders are subject to a 20% restocking fee.

To accept this quotation, sign here and return: \_\_\_\_\_

Total Material	\$10,552.50
Total Labor	\$1,750.00
Sales Tax 7% (Material Only)	\$738.68
Grand Total	\$13,041.18

THANK YOU FOR YOUR BUSINESS!