

**Springwood Villas II Association Inc.
10440 Azalea Park Dr., Pinellas Park, FL 33782
Board of Directors meeting
September 22, 2026, Minutes**

Meeting called to order - 7:01 pm by David Palio

Determination of Quorum

- Members present, David, Mary, Linda, Phyllis & Bryan, absent, Terri and Chuck

Approved and waived reading of minutes of last meetings, 08/25 and 09/08

- David moved to approve minutes from 08/25 board meeting and 09/08 board workshop, Mary seconded - all in favor

Report from Manager

- James will send printed version
- Board members are receiving work order notifications, if a response is sent James will add it to the ticket - James forwards items to the office, Margie prints and gives to Oleg and then she notifies James when they are completed - 2 are open but assigned to vendors
- James doing weekly visits - 4 violations are closed, 7 are open - 2 getting ready for 2nd notifications - hopefully they will resolve before they get to the 3rd notice, if not will be referred to compliance committee for action
- Invoices received by Ameri-Tech, entered by Accounting into Cinc system, James codes to match budget and then goes to Terri for approval
- % of delinquencies has gone down

Report from Treasurer

- See attached report for details

Report from President

- See items listed below under updates

Committees:

- Pool - Taz - copy of contract for pool maintenance; Carr is coming 09/24 for last scheduled maintenance

- Library - Taz – ok
- Compliance – Taz - ok
- Social - 10/20/26 Taco Tuesday, 10/31/26 Halloween Party and Horse Race; 11/14/26-Friendsgiving and gift boxes for toys to donate to PP Fire Dept; 12/13/26-Christmas Party; try for caroling around manger in December; silent auction in January

In progress and completed business

- **Action Items**

- Budget workshop, tomorrow, 09/23, Ameri-Tech St. Pete office, 3:00pm

- **Status Updates**

- Collections and liens- delinquencies have gone from 6 to 5 since the end of August, 1 that will begin foreclosure notice any day now
 - Roof cleaning - still in drought until 10/01/26
 - Rules and Regulations - still working on
 - Wall engineer - will include as action item on next meeting agenda
 - Sidewalk engineer - will include as action item on next meeting agenda
 - Gazebo - finalizing proposals, getting updates to compare footers vs pad, evaluate ROI
 - Property survey/fence & stormwater drainage - initial conversation with land attorney - need to hire lawyer and civil engineer - waiting for bids, 3 contacted, 1 received - also have contacted SWFWMD for participation
 - Front door handicap conversion - still in process
 - CCTV & Access system - Security Lock & Safe - paperwork in process - working on scheduling - will send community blast once there is clear information on when the work will be completed
 - Main hall audio/visual - ProAudio services – still in process
 - 2025 financial report - annual CPA report draft has been received, signed by Terri, moving forward to finalization

- Condo board member education certification form - complete 4 hour class and 1 hr CEU for ongoing certification

New business

- none

BOD open discussion

- none

Community questions, concerns and open discussion

- Spectrum status update, if individual problems notify Spectrum and cc: the office once resolved, need to document a pattern before the community can ask Spectrum for collective resolution
- Pinellas County alert for Dengue Fever, check county website for mitigation details
- Rosewood Ct roof cleaning / house re-painting concern
- Discussion about the possible need for street sweeper service, to be investigated

Adjourn meeting

- David moved at 7:33 and Mary seconded, all in favor