

Springwood Villas II Association Inc.
10440 Azalea Park Dr., Pinellas Park, FL 33782
Board of Directors meeting
April 28, 2026 Minutes (draft)

Meeting called to order - 7:03pm by David Palio

Determination of Quorum (5) - David Palio (President), Terri Wood (Treasurer), Mary Young (Secretary), Chuck Ferguson and Bryan VanSickle

Approved and waived reading of minutes of last meetings 03/24 and 04/14

- David moved to approve minutes from last board meeting and workshop, Mary seconded -" draft" version will be posted at the office for review until approved at the next board meeting

Report from Manager

- 1 work order recently completed by Oleg, grate at end of Glen Ivy
- Maintenance requests sent to office first for assignment to Oleg if possible
- 0 life projects from reserves list for 2026
 - Sidewalks - bids available for review
 - Sewer line assessments on repairs - 1 supplier on site today to gather information for proposal - spoke to Kevin - reached out to the City to see if they will complete the survey - \$5-\$7k
 - AV replacement for the clubhouse
 - Kitchen
 - Shuffleboard benches - getting quotes
- Leaning wall resolution - have a few quotes for repair or removal - scopes of work by engineers for what needs to be done - will talk about options once information comes back

Report from Treasurer

- Association financial report posted on web portal includes detailed information, of note, this month's expenses include the annual insurance payment of \$353,444.84
- Delinquencies - Aging \$64,964.11 - \$59,561.75 at attorney

Report from President

- Reminder that we are in a drought - review online municipal guidelines for details on watering restrictions
- Reminder that when you rent the clubhouse you must share the kitchen when you have the hall or library, there is no exclusive use

Committees:

- Pool - heaters are working great; new noodles have been purchased; Oleg and Taz have cleaned out the closet; working on the chemical room, removing excess items; room now for furniture storage; Oleg will replace signs once painting is done
- Library - books donated
- Compliance - no activity
- Social club - pool party was successful, requested follow-up for Saturday before Memorial Day, May 23rd; will have meeting to schedule events;
- Decorating - Mother's Day decorations up until May 11th and then red, white and blue until Labor Day

In progress and completed business

- 5457 Orange Blossom Road - roof has been replaced, getting quotes for cleanup of the interior - amount added to ledger for eventual repayment
- Painting of Clubhouse - started yesterday, 4/27; doing one section at a time; 8-10 days total; completed by May 3; slip resistant paint for the painted entry floors; rotten wood on outside wall, termite damage, Oleg is going to replace and then it will be painted; painting outside kitchen door tomorrow 4/29
- Floor modification in Main Hall - scheduled for week of May 4th; events will be moved or rescheduled as needed; needs 2-3 days
- Grant Committee - no meeting
- Video Monitoring / Access / Conferences - 5 estimates, waiting for 1 more
- Pool Drainage - more estimates; needs gutters cleaned;
- Roof cleaning updated schedule - nothing happening until drought restrictions are lifted; ¼ - ⅓ done; no payments to date; anxious to resume once able to get back on schedule

New business

- New Board Members - Phyllis Sava and Linda D'Elia - David moved and Terri seconded for Linda, all in favor - David moved and Bryan seconded for Phyllis, all in favor
- Board Position changes - Mary Young will fill open VP and Bryan VanSickle will become Secretary - David moved and Terri seconded for Mary to be VP, all in favor; David moved and Mary seconded for Bryan to be Secretary, all in favor; both joined the board table for the balance of the meeting
- Kitchen Remodel - 3 options for remodel - \$56k Remodeling Improvements; \$22k Coastal Construction; Barbour Custom Cabinetry \$15k; David moved to accept the Coastal bid for the kitchen, \$22k is initial amount, from Clubhouse reserves, add contract modification for final payment due 7 days from receipt of invoice, Terri seconded, all in favor; will contact supplier to accept and schedule, will need 6-8 weeks for project completion, review event calendar to determine best time to schedule; Ameri-tech could PM the project for a 5% fee on top of the amount paid to the contractor; separate unit within Ameri-tech; Board will continue to discuss as an option
- Delinquent accounts removal of Community Privileges - David made a motion to change association policy as of 6/1/26, if anyone is 90 days or greater behind in payment, access to clubhouse will be revoked until payments are current, owners will be notified in writing via lien notice; Mary seconded, all in favor; David will check with lawyer on ability to remove cable access as well
- Property Survey - will be included in next meeting agenda, quotes ready for sharing
- Gazebo - couple of options, blocked off due to safety concerns; can replace with like gazebo with Trex floor and asphalt roof and same color; perhaps pavilion instead; come up with options, replace as is, remove completely, install pavilion instead – explore electronic voting for community approval; community feedback - quick rather than slow, no sides will allow birds entrance, replace with better foundation; vote has to be able to meet threshold - send thoughts to David

BOD open discussion

- David- wall on Springwood that is leaning, getting quotes, have 2 already, how to resolve; will have for next meeting; RJH quote details how to interpret.
- Mary- has 2 members of the community that will attend city council meetings every month

Community questions/agenda, concerns/open discussion

- Taz- gutter cleaning approved < \$500; no kids and no babies; reaching out to lawyer to determine what options are available
- Donna- Ferndale Place unit with weeds out of control, asked to submit work order
- David- question about shuffleboard court bench maintenance; arborist that has checked trees, report not received yet
- Phyllis- manhole cover installed that fits

Adjourn meeting - Phyllis motions to adjourn, Terri seconds, all in favor