

SPRING RUN OWNERS ASSOCIATION

Board Meeting Minutes

July 19, 2025

Board Members/Officers Present	Board Members/Officers Absent
Randal Geiger (B)	
Scott Kremser (B)	
	Janelle Marlowe (B)
Robin Romaine (B)	
Tony Giardina (B/T)	
Dale Young (P)	
Eric Clanton (VP)	
Eric Nagid (S)	

- **Call to Order** – 10:05 am

- **Agenda Approval**

<u>Motion By:</u> Randal Geiger	<u>Seconded By:</u> Scott Kremser
<u>Moved To:</u> Approve with addition of Board Certification requirements under New Business.	<u>Upon Vote:</u> Passed

- **Approval of Minutes from:** April 12, 2025

<u>Motion By:</u> Randal Geiger	<u>Seconded By:</u> Scott Kremser
<u>Moved To:</u> Approve as written.	<u>Upon Vote:</u> Passed

- **Treasurer's Report – Tony Giardina**

- The Quarterly Financial Activity Report was prepared by the Treasurer and presented to the Board for review and filing, which contained a detailed year-to-date financial overview, quarterly transaction flow report, expense report, forecast report, and past dues report. Total assets were \$17,333.06 at the time of the report. Forty-six members have paid dues, 7 are outstanding (Ward, Dant, Miller (x2), Grabowski, Kane, and Johnson). Three paid without a late fee (Fouts, Cunnigan, and Strawder).

- **Old Business**

- *Road/Lawn Maintenance* – Discussion that McCray's roadwork wasn't as good as previous efforts. The invoice came in \$1,000 cheaper than the verbal quote. Randall Geiger made a motion to purchase a load of rock to maintain potholes and eroded areas of the road. Robin Romaine seconded, and the motion passed. Fleming has done a good job with the mowings for the price. There was discussion about how and when to continue with pavement at the front entrance. SROA will potentially need to raise dues or pursue a one-time assessment. Tony will provide estimates of what our dues should be based on our road improvement goals.

- *Lien Update* – There are three active liens: Dant, Johnson, and Grabowski (needs to be renewed). There was discussion about finding an attorney that will pursue liens without SROA paying any money up front, where attorney fees would be collected upon the lien being satisfied or after foreclosure. Dale will reach out to attorneys. There was discussion about sending a certified letter with “Intent to Foreclose”. Look into FS 720 for a formal template. After 45 days, we would then proceed with the attorney route. Randall Geiger made a motion for that process to ensue, Scott Kremser seconded, and the motion passed.
- **New Business**
 - Board member residency – Discussion about ensuring that current and future board members are lot owners, per Article V(1.), *Only those members who are currently listed on the Columbia County Property tax rolls as an owner within the Development are eligible to serve on the Association’s Board of Directors.*
 - Board Member Certification – Discussion about Board Certification requirements. Randall Geiger made a motion that Board members be reimbursed for expenses related to certification. Robin Romaine seconded and the motion passed. Tony will look into class recommendations.
- **Citizen Comments** – None.
- **Next Meeting** – October 11, 2025, Fort White Library
- **Adjournment**
There being no further business, the meeting adjourned at 11:37 am.

Eric Nagid, SROA Secretary