

SPRING RUN OWNERS ASSOCIATION
Annual Meeting Minutes
January 10, 2026

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** – 10:08 am
- **Agenda Approval**

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

- **2026-2028 Board Election Results** – Eric Nagid and Tony Giardina independently reviewed and tallied election ballots.
 - The Board incumbents were re-elected and the 2026-2028 Board members are: Randall Geiger, Scott Kremser, Robin Romaine, Janelle Marlowe, and Tony Giardina.
- **Installation of Officers**
 - The Board appointed Dale Young as President, Eric Clanton as Vice President, Tony Giardina as Treasurer, and Eric Nagid as Secretary.
- **Approval of Minutes from:** October 11, 2025

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

- **Treasurer’s Report – Tony Giardina**
 - The 2025 Annual Financial Activity Report was prepared by the Treasurer and presented to the Board for review and filing, which contained a detailed accounting of income and expenses over the course of 7 years, along with the 2025 year-to-date financial overview, quarterly transaction flow report, 2025 expense report, 2025 forecast report, and a past dues report. Total assets were \$3,043.02 at the time of the report. Forty-nine members have paid dues, 3 are outstanding [Ward, Dant (partial payment received), and Kane).
 - At the request from the Board from prior meeting discussions regarding the annual dues assessment, Tony presented the Board with a Cost Price Index (CPI) Inflation Chart based on data from the Bureau of Labor

Statistics. It currently takes \$310 to have the same buying power as \$250 did in December 2021. The Board discussed the fact that the cost of doing business continues to rise, and the funds collected annually have become insufficient to cover the costs of maintaining the roadway. Consequently, Scott Kremser made a motion to increase the annual dues amount to \$300 per lot owned and Randal Geiger seconded. Following further discussion, the motion was called to vote, which passed (4 in favor, 1 opposed).

- **Old Business**
 - *Road/Lawn Maintenance* – Tabled until the April 2026 meeting due to lack of funding to pursue any intermediate road maintenance.
 - *Lien Update* – Dant and Johnson have active liens. Johnson paid in full and Scott Kremser will execute the release. Lien discussion for Ward and Dant was tabled until the April 2026 meeting.

- **New Business**
 - Board Member Certification – Discussion about Board Certification requirements. Tabled until April 2026 meeting.

- **Citizen Comments** – N/A

- **Next Meeting** – April 11, 2026, Fort White Library

- **Adjournment** – 11:34 am

Eric Nagid, SROA Secretary