



Spring Run Golf Club Community Association, Inc.  
Board of Directors Meeting  
Thursday January 27, 2022 at 3 PM

- I. Open Comment Period
- II. Pledge of Allegiance, Call to Order Jim Rock
- III. Roll Call Joy Ellis
- IV. Approval Last Meeting's Minutes Jim Rock
- V. President's Comments Jim Rock
- VI. Committee Reports (2 minutes)
  - Architectural Review Bill Hess
  - Bocce Bill Docherty
  - Tennis Bill Hess
  - Communication Bill Docherty and Bill Hess
  - External Affairs Marilyn Edwards
  - Finance Bob Owens
  - Golf Bill Docherty
  - Greens Jim Vohs
  - House Judy Ehman
  - iLife Terry Socol
  - Landscape Committee Marilee Spence
  - LEAD
  - Neighborhood Reps Sue Ebersoldt
  - Nominating Committee Bill Docherty
  - Privacy and Safety Jim Vohs
  - Strategic Planning Jim Vohs
  - Outside Dining/Renovation Judy Ehman
- VII. General Manager Report Michael Zigler
- VIII. Old Business Items requiring Board Action
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- IX. New Business Items requiring Board Action
  - Board Meeting Procedures discussion (draft attached)
  - ARC proposed amendments (additions in red)
    - Amending Section IV A (6) Gutters
      - *Gutters are to be white ~~neutral~~ or house trim in color and acceptable to Neighborhood ARC first and then approved by Spring Run ARC.*
    - Amending Section IV A (12) Pools
      - *“Any pool equipment (pool heater, pool timer, pool piping, etc.) needing to be replaced, repaired or moved will need only approval by the Neighborhood ARC representative”*
    - Adding a New Item to Section IV B. (30) Radon

- *30. Radon and Radon Remediation. If radon remediation is needed in any Spring Run property, Neighborhood ARC and Spring Run ARC approval is required. Application for remediation work should include diagrams of proposed work to include any needed ventilation piping or filters and proper permitting, if required, by the Village of Estero.*
- *31. FLOORING. New flooring in any 2<sup>nd</sup> floor Spring Run condo or carriage home, except when replacing carpet with carpet, requires Neighborhood ARC approval. The new floor may require the installation of a sound/noise barrier or underlayment product to minimize noise into the lower unit. In any case, the new floor system, including any underlayment, shall provide a “delta” Impact Insulation Class (IIC) of 20 above the concrete slab. The ARC application and the contractor work proposal must include a complete description of current floor and the proposed new floor, including information on the total IIC rating of the new installation.*

**X. The next Meeting is on Thursday February 24, 2022 at 3 PM**

**XI. Adjournment**

**If you have any comments or questions pertaining to any items listed on this agenda, please email them to Iva at [communications@springrun.com](mailto:communications@springrun.com) Thank you. Rev. Jan 25 2022**

# PROCEDURES AT BOARD MEETING

Florida State Law, *Section 718.112(2)(c)*, requires that at all Spring Run Board meeting residents have...*The right to attend such meetings includes the right to speak at such meetings with reference to all designated agenda items. It also states, "The association may adopt written reasonable rules governing the frequency, duration, and manner of unit owner statements."*

## 1. RESIDENT COMMENTS

- A. Resident comment will be held before the meeting unless noted on the agenda.
- B. Topics addressed should pertain to items on the published agenda
  - i. Topics of concern but not on the agenda can be addressed before or after the board meeting on an individual basis with any of the board members, or after the meeting if an additional open comment period is provided.
- C. Comments will be limited to 3 minutes. Anything requiring more than 3 minutes should be submitted in writing for later discussion.
- D. All comment must be presented in a respectful manner
- E. Grandstanding, verbal outburst or personal attacks will not be tolerated. To show support for the comments of the speaker, stand up at the end of the remarks. Do not applaud or jeer.
- F. If answers to questions can be given, they will be addressed at each appropriate report or action.
  - i. If answers are not completely available at that time, they will be answered when the complete information is available.

## 2. BOARD MEETING PROCEEDURES

- A. Per Spring Run By-Laws board meeting procedures will be governed ed-by Robert's Rules of Order.
- B. Once the stated meeting starts there will only be dialogue between the board members or the administrative staff except that the chairman may invite input from attendees having special knowledge or expertise pertinent to the issue being deliberated.

- C. Committee reports will be limited to 3 minutes. Items requiring more than the 3 minutes should be submitted to the entire board in hard copy and ~~theyour~~ report should summarize~~d~~ the topic.
  - i. Extra time may be permitted by a majority vote
- D. Questions in response to the given reports should be limited to 2 minutes.
- E. When a motion has been made and properly seconded additional time for discussion will not be limited but it should also not be redundant in nature.
- F. Unless specified in the motion; all motions that change a rule or procedure will be posted for 30 day or to the next board meeting, at which time the motion must be affirmed.

### 3. AUDIENCE

- A. The audience should be respectful of the proceedings and mindful that they and the Board members are all Spring Run Resident~~tsee~~. The board is attempting to make decisions on behalf of all resident~~tsee~~. Shouting out comments, suggestions, or questions during the meeting is not productive and ~~is should~~ not indicative of a Spring Run resident.

### 4. ADDITIONAL OPEN COMMENT PERIOD

- A. The board may provide an additional comment period for residents at the end of the meeting after the official meeting has ended.
- B. This portion allows resident~~s~~ to give suggestions, opinions, and questions on any item pertaining to and for the good of Spring Run.
- C. Resident~~tee~~ presentations will ~~be~~ limited to 3 Minutes.
- D. All comment must be presented in a respectful manner.
- E. Grandstanding, verbal outburst or personal attack~~shes~~ will not be tolerated