

Spanish Wells Unit One Homeowners Association  
Board of Directors Meeting  
May 24, 2023

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held in the Card Room on Wednesday, May 24, 2023.

**Directors Present:** Daniel Fischer, Tom Mulrooney, Guy Crucil and John Harter joined by phone. Brian King and Hubert Cioromski were excused. Barry Silver was not in attendance.

**Also Present:** Lori Nixon with Seacrest Southwest Property Management was ill and didn't attend.

1. Dan called the meeting to order at 9:00 AM.
2. Notice was posted 48 hours prior to the meeting per Florida Statute.
3. A quorum of board members was present
4. **Motion by Tom to accept the minutes from April 26, 2023, as submitted; seconded by Guy. Motion passed unanimously.**

5. Reports of Directors:

- A. Finance Report – Dan Fischer provided a financial overview: of note was that the HOA as of April 30, 2023 YTD income exceeded expenditures by \$3,923 with significant variations from both an income and expense category discussed.

**A motion was requested by Dan to close the HOA's money market account at BMO Harris and move the remaining funds to the HOA's newly opened money market account at First Foundation Bank. The motion was seconded by Guy with the motion being passed unanimously.**

The HOA's Director and Officers Liability Policy is up for renewal. A discussion was held as to the current coverage which is \$2mm liability and \$1m defense with a \$2,500 deductible. The savings to drop the coverage to \$1mm liability is \$992.46 and the board agreed to retain the current coverage for this renewal. A question was raised as to whether the defense limit could be increased and related costs and Dan will inquire of our agent for next year's renewal.

The sheriff was in Unit One on May 12 with 10 citations being written for failure to stop and 1 warning for not having a vehicles lights on.

- B. Violations Report – Barry was not present to provide an update. The Board based on resident input and inspection was advised that the property at 9913 Ortega Lane needs to have a maintenance letter sent on the condition of their rear yard\lanai cage and 9840 Treasure Cay to have the unregistered vehicle removed. It was recommended that a Violation committee be organized to assist in reviewing properties for compliance and provide backup when Barry is unable to attend board meetings.
- C. Swales: Guy provided a status of the swale committee and a discussion ensued. Based on that discussion Guy will contact the City of Bonita Spring's planning department to clarify swale elevations currently in place and those at the time of the developments original approval.
- D. Website Update – John Harter detailed the work that Kevin and he has performed to date. The goal is refresh the look and feel of the site with content housed only in one spot versus multiple locations on the website. John is anticipating the work to be completed before the June board meeting.
- E. Social Committee – Hubert was not present but did provide an email update saying that they are working on a draft social calendar for the remainder of the year which will be completed shortly.

Unfinished Business:

- A. The update lease application has been completed and will be effective immediately once distributed. The Board has asked our CAM – Lori Nixon to distribute the updated forms to all known rental agents for Unit 1, to update the Southwest Portal, provide same to Kevin to update the Unit 1 website, with a mailing to all residents along with a cover letter.
- B. Leaning Palm Trees – any palm trees that are leaning that could result in a safety threat will result in a request to the homeowner to have the trees taken down.

New Business:

- A. John Harter UNIT 1's SWCA representative provided an update on SWCA matters. SWCA's financial results YTD point to a deficit due to the renewal of the Weisner Security Guard contract at an increased cost of \$80k due to labor shortages and wage pressure along with increased property insurance premiums of \$108k on the Country Club House. The buildout of the Country Club basement is still under consideration with funds coming from the sale of two vacant lots that were included with the Golf Course purchase. One lot on Treasure Cay has already been sold and the second on Tasca Drive has had its purchase price decreased to generate interest.
- B. ARC Approval – Tom Mulrooney
  - a. 9924 Treasure Cay – replace window/Door – Approved
  - b. 28367 Tasca Dive – New Roof – Approved contingent on completion date
  - c. 9888 Treasure Cay – new paver driveway – Approved
  - d. 9950 Ortega Lane – new paver driveway – deferred pending answers to board concerns\questions

**Motion by Guy to approve all listed applications, as submitted with the exception of (d) that is pending receipt of additional documentation; seconded by John. Motion passed unanimously.**

- C. Summer Board Meetings – the board agreed to continue the practice of cancelling the board meetings for July and August unless situations arise that require an immediate meeting.
- 6. Adjournment – Motion by Guy to adjourn the meeting at 10:25 AM; seconded by Tom. Motion passed unanimously.**

Submitted by Dan Fischer, Secretary