

**Approved- Minutes of the Spanish Wells Home Owners Association, Unit One Inc.
BOD Meeting Minutes**

Date: May 18, 2012 at 9:00 A.M.

Location: Hayden & Associates, 8891 Brighton Springs, FL 34135

Members present: Ken Neyhart, President
David Jacobson, Director
Tim Voight- Vice President

Absent: Kathy Brenner, Secretary

Management Rep: Jay Vandall, Hayden & Associates

Others Present: Reconciliation Committee- Tom Webb

Call to Order The meeting was called to order by Mr. Voight at 9:10 AM. Mr. Voight established a board meeting quorum and noted that the proof of notice of the meeting was duly met.

Approval of Minutes Minutes from April 10, 2012 were tabled by proper motion.

Treasurer's Report Mr. Vandall presented the treasurer's report. Mr. Vandall went over the owner's delinquency report.

V.P. ARC Report: Mr. Voight noted 28349 Tasca Dr. the painting had been approved. Also 9943 Treasure Cay, Mr. Voight was going to go by and look at the pool and review today after the meeting and report if approved or not.

Maintenance Report: Received bids from Conroy Services and Landscape Company on several homes on Tasca Drive, Treasure Cay & Las Palmas Drive. Also received bids are for 9928, 9976,9885 on Treasure Cay & 28399,28373,28367 Tasca Drive. Board discussed the bids. There was discussion on sending a letter to go out to ownership on maintenance of homes by special assessment, assessing owners and trying to collect or doing fines.

Website: Mr. Jacobson stated nothing to report.

Social Report: Mrs. Brenner wasn't present. No report.

Special Projects: Mr. Webb discussed Toll Brothers possibly purchasing another section in Spanish Wells.

Old Business: Discussed violations in earlier in the meeting with the owner's maintenance report.

New Business: By proper motion Ken Neyhart was appointed as President of Spanish Wells Unit 1.

Public Comments: Discussion on cleaning up the homes in the community, mainly 9885 Treasure Cay. Special assessments to the owners.

There being no further business to discuss, by proper motion the annual meeting was adjourned.

Adjournment: There being no further business to discuss, by proper motion the Board of Directors meeting was adjourned at 11:30am.

Respectfully submitted,

Jay Vandall
Association Manager