

Spanish Wells Homeowners Association, Unit One
Board Meeting
September 23, 2014,
Minutes

Minutes from a Board of Directors meeting for Spanish Wells Unit I Homeowners Association, Inc., held on September 23, 2014, at 3:00 p.m., at Resort Management, Bonita Springs, Florida.

Establish Quorum: Quorum was established by all Board Members present.

Directors Present: Ken Neyhart, David Jacobson, Larry Everly, Thomas Potts, and Steve Perusse.

Absent Members: Carl Burich, Kathy Brenner

Also Present: All Board members in attendance, as well as, Jay Vandall and Alden Arce Association Managers, with Resort Management.

SWCA Representative Report: Larry Everly reported on the status of the communities erosion issues as well as resulting monetary obligations of the residents in the community in the coming years. Larry also discussed the relationship between SWCA and Escalante the golf course entity.

- **Ken Neyhart made a motion to accept minutes from September 23, 2014 Tomas Potts moves the motion and Larry Everly seconded, unanimously approved.**

Old Business:

- a) The board discussed the overwhelming number of violations that occur and many that continue to reoccur.
- b) The board discussed the delinquent owners as of 9/23/2014 in addition to the three tree removals that are still outstanding.
- c) Management has revised the current violation letter in hopes of generating a better response from the membership.
- d) The board posed the question and discussed with management about suspended barcodes for delinquent owners and renter. We have no grounds for action pertaining to any unit in bankruptcy.

New Business:

- a) The board will approve the 2015 budget during the November 24th, 2014 meeting.
- b) The annual meeting will be held on February 24th, 2015 at 3pm.
- c) The board discussed Managements proposed document revision for fining, towing, violations ect. Since we are throwing good money away every time we send the letters with little to no result.
- d) The board discussed Thomas Potts proposed document change to be more definitive with regards to violations. In addition to being able to charge for background checks on all

rental/lease agreements, and fines for owners who do not notify HOA or Management of such agreements. C, D, and E were discussed in great length by the board as presented by Thomas Potts whom reviewed the documents and made many notations for concern and revision. The board decided to appoint Mr. Thomas Potts as the Chair person to revise the documents.

- e) The board briefly discussed the possibility of a new management company. The board decided not to pursue another management company in light of the previous manager being relinquished of this property. The new Spanish Wells Unit One manager will be Jay Vandall.

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- **Ken Neyhart made a motion to accept the violation letter revision as proposed by Management; seconded by Larry Everly and unanimously passed.**

Adjournment: There being no further business to discuss, the meeting was adjourned at 4:30pm.

Respectfully submitted,
FOR THE BOARD OF DIRECTORS
Jay Vandall, CAM