

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
October 27, 2021

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held at the Card Room at the Club House on Wednesday October 27, 2021.

Directors Present: Dan Fischer, Brian King, Gina Lane, Howard Meister, Thomas Mulrooney, Ken Neyhart. Barry Silver, Absent

Also Present: Sara Brodie; Southwest Property Management, Anne Bailey; SWCA rep, other homeowners

1. Brian King called the meeting to order at 9 AM.
2. Notice was mailed to each owner, and posted 48 hours prior to the meeting per Florida statute.
3. A quorum of board members was present.
4. Approval of minutes from previous meeting
 - D. Fischer moved, T. Mulrooney seconded, to approve minutes are read. Motion passed unanimously.*
5. Swale/Flood Management – Brian King provided an update on this issue and noted that so far SWCA has denied any responsibility of the swales along the front of the homes. Ken Neyhart suggested that the attorney review the documents and provide an opinion letter on who is responsible for compliance of rules relating to swale maintenance and addressing associated flooding issues. It was agreed that the land survey would be tabled until legal interpretation is obtained.
 - K. Neyhart moved, G. Lane seconded, to obtain a legal opinion and table the land survey until that is completed. Motion passed unanimously.*
6. Treasurer Report – Dan Fischer reviewed a delinquent account where funds received from the court were short, but this is being rectified, errors in September financial report related to incorrect booking of delinquent assessments will be rectified in October. The SWCA refund was received. As of 9/30/21 total cash was \$171,236, and a small budget surplus is expected at end of 2021.
7. Dan Fischer also noted that Lee County Sheriff will begin doing once per month patrolling of the Unit One neighborhood. It will be the same sheriff that patrols SWCA. They begin November for 6 months.
8. ARC Report – Howard Meister provided in put on the following applications:
 - a. 9928 Treasure Cay – Repaint – recommend approval
 - b. 28401 Las Palmas – Home Addition – recommend approval
 - c. 9984 Treasure Cay – Repaint – recommend approval
 - d. 28394 Tasca Drive – Roof – pending additional information, incomplete
 - e. 9940 Treasure Cay – landscaping – pending additional information, incomplete
 - K. Neyhart moved, T. Mulrooney seconded, to approve the 3 above applications recommended for approval. The motion passed unanimously.*
9. Update from SWCA Board Meeting – Anne Bailey noted that the speed tables are waiting on permits from the city. The SWCA budget was approved with an increase of \$1/month. They stated there were 595 more golf rounds played than expected, budget is favorable.
10. Maintenance Area Issue – Brian King provided an update that he met with Bill Chiles and they will try to do a better job of mowing and maintaining. Multiple owners noted issues with maintenance and it

was noted that owners can call Bonita Springs Code Enforcement to report tall grass, weeds and invasives.

11. 2022 Budget Discussion – Brian King noted that the board received a lot of good feedback from owners on the draft budget. Dan Fischer recommended that the board resolve that the \$20,000 contingency intended to be used for addressing the swale/flooding issues will be utilized based upon advice of legal counsel.

K. Neyhart moved, T. Mulrooney seconded, to approve the 2022 draft budget as presented with the aforementioned board resolution regarding the contingency line item.

12. Adjournment

T. Mulrooney moved, G. Lane seconded, to adjourn the meeting at 10:09 AM. Motion passed unanimously.

Submitted by Sara Brodie, CAM