

**Spanish Wells Unit One Homeowners Association**  
**Board of Directors Meeting**  
**July 22, 2020**  
**Approved Minutes**

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held via ZOOM conference Meeting.

**Directors Present:** Ken Neyhart, Dan Fischer, Barry Silver, Gina Lane, Mike Neris, Brian King, Howard Meister, along with several owners on call.

**Also, Present:** Joanne Asencio (CAM)

1. Roll call of Directors established.
2. Notice was emailed 48 hours prior to the meeting per Florida Statute. The notice was also posted on the Spanish Wells Unit One HOA website.
3. A quorum was present with the board members above and several homeowners via zoom, the meeting was called to order at 9:02am., by President Ken Neyhart.
4. Ken Neyhart motions to approve May 22, 2020 meeting minutes. Approval of previous meeting on May 22, 2020 motioned, Mr. Fischer first, Ms. Lane seconded. All in favor- Approved.
5. Report of Directors/Committees
6. Unfinished Business
  - a. Review Rental/Guest Covid-19 Policy- Ken Neyhart reiterates the current policy of no new tenants or guests allowed into Spanish Wells Unit One HOA. Opens the floor to discussion for board members. Board stands firm on this rental policy. Attorney will be contacted.
  - b. Update on 28373 Tasca Drive- Courts have been shut down anything considered “non-essential” rent and foreclosures expires 8/1/2020. SWACA has not attempted to assist with this issue. Brian King suggests having the board send a letter to SWACA with the assistance of the attorney. This will be discussed in detail at the next meeting. It has taken a toll on the community especially when the attorney dues have been paid by Spanish Wells Unit One HOA.
  - c. Review Approval of SWCA Documents and Comments- Efforts have been are planned to check the ballots. Anne Bailey reports that this is not all resolved, it is not over. She will follow through and report at the next meeting.
  - d. Fill Vacancy on Fining Committee to Address Unresolved Violations- Fining committee vacant chair has been filled.
7. New Business

- a. Discussion on Vote Count for SWCA Documents
  - b. Discuss Unauthorized Occupants at 9855 Treasure Cay- Still not identified. No lease agreement submitted. Dan Fischer has not received anything recently. Joanne Asencio manage, reports tenant reached out regarding the lease. Ken Neyhart reiterates that the owner needs to reach out and submit lease. Not the tenant.
  - c. Replacing the Mailboxes- Dan Fischer reports that the plastic is degrading due to the weather. When the mailboxes were purchased, they came with a 10-year warranty. The manufacturer has agreed to replace the mailbox and the numbers. The hardware used; the screws are also rusting on mailboxes. With the help of Bill Lyons, replacement numbers have been ordered. All the metal hardware will also be replaced with stainless steel. Extra numbers have also been ordered for future replacement if numbers fall off. Virginia Lane motions to allocate funds of \$3,800 to move forward with this project. Dan Fischer seconds. All in favor. Motion passed.
8. Discussion from Participating Owners- Klaus Quint has expressed concern regarding the rental policy. Klaus Quint also expressed concern on his roof being damaged by golf balls. Ken Neyhart answered by saying there is no insurance as far as he knows with the golf course. Its been an ongoing issue regarding golfers and their etiquette.
- Ivette Wright also has expressed concern regarding rental policies. Her lease has been approved for October 2020 and November 2020 as of last year. Ken Neyhart replies that since this was already approved last year in December 2019 the tenants are fine. They would just need to follow the CDC guidelines. Board agrees, long-term rentals are not the issue. All leases can be turned in as of now, the board will decide in the coming weeks depending on the Covid-19 scenario. The board will further discuss this with attorney. Due to Covid-19 there is a lot of uncertainty.
9. Adjournment Meeting adjourned at 9:59 am. Next meeting will be held sometime next month.

Respectfully submitted,  
Joanne Asencio, CAM  
Acting Secretary