

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
June 22, 2022

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held at the Tennis Club Building on Wednesday, June 22, 2022.

Directors Present: Patrick Nilan, Virginia Lane, Thomas Mulrooney, Ken Neyhart and Barry Silver. Hubert Cioromski, Brian King and John Harter joined by phone.

Also Present: Lori Nixon with Southwest Property Management

1. Patrick Nilan 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 Patrick to waive the reading and approve the minutes for May 2022; seconded by Barry. Motion carried unanimously.**
5. A. Treasurer Report – Brian King provided a financial overview. Delinquent assessments were adjusted by \$125. SWPM reversed late fees and interest on accounts that were inadvertently charged late fees and interest on the same day payments were posted.

Brian confirmed the credit card approved by the Board at the previous meeting was received and is at the SWPM office. The only charges authorized by the board at this time total \$756/yr for website costs. The credit card statement will be reviewed by the board each month upon receipt.

Motion by Virginia to accept the Treasurer's report; seconded by Barry. Motion carried unanimously.

B. ARC Report – Thomas provided a status on the following applications:

- a. *9847 Treasure Cay – Exterior Painting/Garage Door - Approved*
- b. *28461 Las Palmas Circle – New Roof/Gutters - Approved*
- c. *28483 Las Palmas Circle – New Roof – awaiting addt'l documentation, will be approved upon receipt*
- d. *9852 Treasure Cay – Storm Shutters - Approved*
- e. *28395 Highgate Drive – Sliding Door Replacement – awaiting addt'l documentation, will be approved upon receipt*
- f. *28344 Tasca Drive – Front Door Paint – awaiting addt'l documentation, will be approved upon receipt*
- g. *9984 Treasure Cay – Home Addition – Approved*
- h. **Motion by Thomas to approve all listed applications, as submitted with the exception of the 3 awaiting additional documentation; seconded by Barry. Motion passed unanimously.**

C. Violations Report – None to report

6. Reports of Committees – No committee reports

7. Landscaping Common Areas – The Board discussed the area behind Tasca Drive adjacent to the maintenance yard that has become a dumping ground at the previous meeting. To date, the Board does not have any updates.
8. Tree Trimming – Two email blasts were sent to owners advising them of the tree trimming scheduled for July 15th. The correspondence also provided the contact information for Coastal Tree Trimming so owners interested in having their personal trees trimmed at the same time can schedule this service.
9. Update from SWCA Board Meeting – John advised the board is meeting this week and one of the agenda items is the area behind Tasca Drive. John will provide a summary to the Board after the meeting.
10. Legal Update – Brian informed the Board there is one residence the association attorney is handling but all other issues have been resolved.
11. Email Scams – Patrick shared that his name was used on emails that were sent to various individuals asking for money and they were sent from an unknown email address. He advised everyone to take proper precautions in securing their email and to not respond to any unknown emails.
12. Next meeting is scheduled for July 27th at 9 a.m.
13. **Adjournment – Motion by Patrick to adjourn the meeting at 10:11 AM; seconded by Virginia. Motion passed unanimously.**

Submitted by Lori Nixon, CAM