

**Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
September 22, 2021
Approved Minutes**

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held at the Fitness Center at the Club House on Wednesday September 22, 2021

Directors Present: Ken Neyhart, Barry Silver, Brian King, Howard Meister, Thomas Mulrooney and Dan Fischer on the phone.
Gina Lane excused.

Also, Present: Joyce Sissum (CAM)

1. Roll call of Directors established.
2. Notice was posted 48 hours prior to the meeting per Florida Statute.
3. A quorum was present with the board members above and two homeowners the meeting was called to order at 9:00 am., by President Brian King.
4. Approval of Minutes from previous meeting. Ken Neyhart motioned to approve the minutes and Thomas Mulrooney seconded. All in favor.

5. Report of Directors/Committees

- a. **SWCA committee-** Ann Baily reported on SWCA. She reported that SWCA was meeting to have a budget workshop. She stated that there was a new management called Indigo that would be starting soon. There was a discussion regarding the clean up of the lakes in the community that will be a substantial special assessment sometime in the future.
- b. **Fining committee-** There was not a report from the fining committee.
- c. **Treasurer Report-** Dan Fisher gave a Treasurer's Report. There is currently \$237,990 in the operating account. He reported that there is currently a surplus due of 386.00 to increases in Capital Contributions and application fees because there have been many sales. There is also one homeowner in the arrears. The Association received the money from the home in litigation. It was short and is being evaluated by the attorney. He also reported that the new owner of the unit has started proceedings to have the old owner removed from the unit.
- d. **Maintenance / Violation committee:** Brian King and Barry Silver did a property inspection and there and they identified 20 residence that needed to clean their roof. Management is to send Barry the First letters that went out in addition to a sample letter of the 2nd and 3 notices. The Board agreed to wait at least 30 days so

rainy season could end before sending them letters. They will then be turned over to the fining committee.

- e. **ARC-** Howard Meister reviewed the pending ARC requests. Thomas Mulrooney motioned to approve the following ARC requests Ken Neyhart seconded, all in favor.

9972 Treasure Cay – driveway

28421 Las Palmas- windows

9868 Treasure Cay- roof

28414 Tasca- Landscaping

28345 Tasca-Doors, Windows, Paint

9939 Treasure Cay- pond

9939- Treasure Cay- hedge- it is noted that the documents will be reviewed as to the maximum height of the hedge

Unfinished Business

New Business

1. **SWAC-** please see report from Ann Baily previously mentioned.
2. **2022 Budget Discussion-** Dan Fischer reviewed the highlights of the 2022 budget. He pointed out that there was a contingency built in for the possible swales repairs. He stated that SWCA has been charging the wrong amount for the Unit 2 Assessments.
3. **Swale / Flood Management-** Brian King stated that he drove the community after a storm and there are several areas with in the community that need to have water management addressed. He asked for a volunteer to form a committee. He suggested Thomas Mulrooney and Howard Meister chair the committee.
4. **Open ARC Approvals-** Please see report from Howard Meister.
5. **Open Legal matters-** Brian King reported that the courts have secured the back assessments from 28373 Tasca. The new owners have started proceedings to have the old owner removed.
6. **WEB Site -** Brian King announced that the web site was completed and up and running. He Stated that all the forms are on there for the owners.
7. **Maintenance Area Issues-** The area is behind Tasca. There was a discussion on the area being maintained. It is the responsibility of the

6. *Adjournment: Barry Silver motioned to adjourn Thomas Mulrooney Second. All in favor. Meeting adjourned at 10:38.*

Respectfully submitted,
Joyce Sissum, CAM