

**APPROVED- Minutes of the Spanish Wells Home Owners Association, Unit One
Inc.
Board of Directors Meeting
3:00 PM on Tuesday, December 13, 2011
Hayden & Associates Office at 8891 Brighton Lane, Suite 126
Bonita Springs, FL 34135**

By proper motion the Board of Directors meeting was called to order by President, Bud Trotta. Also present were Kathy Brenner, David Jacobson, Tim Voit and Jay Vandall from Hayden and Associates. Absent was Ken Neyhart. Mrs. Brenner left meeting at 3:30pm.

Mr. Vandall, Hayden and Associates representative established a board meeting quorum and noted that the proof of notice of the meeting was duly met.

Bunny Pilcher, Carl Burich and Jan Coltman resigned from the Board.

Meeting Minutes: By proper motion by Mrs. Brenner, seconded by Mr. Voit the November 8, 2011 meeting minutes were ratified and unanimously approved as written.

Presidents Report: Mr. Trotta reported SWCA waterways meetings on algae blooms. SWCA just sprayed and now all algae blooms are coming to the top. SWCA also discussed Comcast contract. The attorney stated could not break contract with Comcast. Much discussion by the Board and possibly negotiate with Comcast but would be a SWCA decision. There will be more drainage pipes to be repaired in 2012. Fining Committee met with Association attorney and Reconciliation Committee with discussion on duties. Mr. Trotta is requesting for owners email addresses.

Treasurer's Report: Mr. Vandall presented the report and much discussion ensued concerning unpaid assessments/delinquencies. Mrs. Brenner motioned to approve and Mr. Jacobson seconded.

Vice President/Architectural Review Report: Mr. Voit stated that 28396 Las Palmas circle ARC request has been approved.

Maintenance Committee Report: Mr. Vandall stated several homes painted. One homeowner had pool deck pavers have been installed and several homes have installed sod. See attached list.

Communication/Newsletter Report: Mr. Jacobson stated that next month will have a back up person for the website to help Mr. Jacobson as webmaster.

Social Committee Report: Mrs. Brenner would like to have a block party and needs Hayden & Associates help in sending all new owners to Mrs. Brenner and Mr. Trotta.

Old Business:

- A. Violations: Mr. Vandall is keeping track of violations
- B. Reconciliation Committee: Reconciliation Committee will consist of Tom Webb, Carl Burich, John Pfliege and Beth McGruder by proper motion and approved to proceed.
- C. Website: Back in January for further discussion.

New Business:

- A. Annual Meeting Date: February 20, 2012. Mr. Jacobson up for election for 1 year term. Refer to the 2011 Annual Meeting mailing.

Public Comments by Attending Owners: Jim Griffith requesting waiver on processing fee and administration fee on home on White Sands. Mr. Jacobson motioned to waive the \$400 fee to \$200 fee for process fee and administrative fee. Mr. Voit seconded, 3 approve and 1 against. Mr. Trotta and Mr. Griffith agreed to the \$200 with \$100 application fee. Discussion on letter sent out by Association. Discussion on speed limit signs and SWCA having the police monitoring the speed limit in the community per Wade Ford- SWCA Community Manager.

There being no further business to come before the Board, by proper motion the meeting was adjourned at 4:30 pm.

Draft 01/06/12 Jay A. Vandall - CAM