

**DRAFT - Spanish Wells Homeowners Association, Unit 1**

Annual Meeting Minutes

February 17, 2011, 7:00 PM

Spanish Wells Activity Center

The meeting was called to order by President, Ms. Longland. She welcomed everyone and thanked them for attending.

Secretary Carl Burich confirmed that there was a quorum. In attendance were Board members Carl Burich, Carolyn Longland, Tim Voit, Bunny Pilcher, Kathy Brenner, Ken Neyhart and Chuck Wolfe. There were 85 homeowners in attendance by person or proxy.

Mr. Burich made the motion to waive the reading of the minutes of the last annual meeting, February 16, 2010, and to accept the written copy, seconded by Nick Forbis the minutes were unanimously approved.

Presidents Report: Ms. Longland reported the Spanish Wells Country Club is going bankrupt and there will be possible ownership changes, SWCA information on the Marbella Road Amendment that would be voted on at the SWCA Annual Meeting where said amendment would be presented to the community for a vote, March 10th at 7 pm. Comcast and the analog to digital box changes by Comcast, Legal fee's going up due to the mortgage and Banking issues, the Spanish Wells Unit 1 website that will help with communications in the Community. She gave appreciation to Mr. Voit and Mr. Neyhart with cleaning up the ARC and maintenance issues list. Mr. Burich had done a good job as Secretary also noting Mr. Wolfe had done a good job as Treasurer and was stepping down from the position. She also acknowledged Ms. Brenner and Ms. Pilcher as social and welcoming members.

**Treasurer's Report**

Mr. Wolfe presented the Treasurer's report and thanked those members who had paid the annual assessment for 2011. Continuing to report that approximately 65 % of residents had paid their dues, which was expected due to past year's history. He also noted the 2010 financial records were available in paper form and in PDF in case a member would want a copy. Mr. Wolfe also noted Legal fee's were up approximately \$1000 more than expected and fee's increased \$50 in 2010 and another \$50 increase in 2011, also noting the Bank account had approximately \$10K to \$15K in the associations account monthly, tree trimming cost have been the same for the past 3 years. It was additionally reported that Hayden & Associates a Management Company was hired and there was no increase of fee's for the Management Company in 2011. The Board made this business decision as it was felt it was time to have professional management.

By proper motion by Ms. Longland and duly seconded it was approved to accept the Treasurer's report.

#### **SWCA Report:**

Mr. Wolfe presented the SWCA report as he is on the SWCA Board and discussed the Marbella Road Amendment that would be voted on and answered many owners' questions on the Marbella Road Amendment. It was reported the Fact Sheet had been posted on the SWCA website, also noted that G4 - Wackenhut and the gate were the largest expense for Spanish Wells, and that Comcast had also received their 4 percent increase. He suggested that all owners call Comcast due to the increase and the problems with the new cable boxes and asked that members that were having issues to contact their neighbors for help.

#### **ARC Report**

Mr. Voit encouraged residents to follow the ARC Guidelines and submit the ARC Data Sheet when considering changes and all information would be posted on the website.

#### **Maintenance Report**

Mr. Neyhart reported the association had contracted with Ryan Tree Service to trim trees in May 2011 and to trim the trees in 2012 around the month of June just before Storm Season.

Letters will be sent to residents regarding items that needed attention, mailboxes, roof & driveway cleaning, exterior appearance and etc. Mr. Neyhart also asked neighbors that are finically strapped to ask for help of their neighbors and to please take positive steps to maintain their properties. It was also noted if palms are in the drainage ditches owners can have those removed to help with the drainage ditches. The owners were also requested to report safety issues to Management, Hayden and Associates (Jay Vandall).

#### **Social**

Ms. Brenner noted no Social Events upcoming.

#### **Special Projects**

Ms. Longland stated there was nothing to report.

#### **New Business**

Mr. Trotta introduced Mr. Vandall manager from Hayden & Associates. Mr. Vandall presented information on Hayden & Associates, to help collect delinquency's, to enforce the Rules & Regulations, obtain Insurance, provide contractors/vendors that are reputable, obtain cost savings and work with BS Code Enforcement, the Board of Directors and owners.

The Election results were announced and it was noted that Ms. Longland and Mr. Wolfe resigned. They were thanked for their service on the Board.

By proper motion and duly seconded the meeting was adjourned at 8:30 pm. Mr. Trotta announced that the board would meet immediately after the meeting to elect the Board Officers for 2011. (See Attached Officers Information Sheet) which are made part of these meeting minutes.

Draft 3.18.11 Jay A. Vandall - CAM

## **SPANISH WELLS UNIT ONE**

### **2011 BOARD OF DIRECTORS**

Bud Trotta - President/SWCA Rep - 28372 Tasca Drive – 239-390-0423

Term 2/2014

Tim Voit - V/P - ARC Chairman - 28401 Highgate Drive – 239-826-4989

Term 2/2014

Jan Coltman - Secretary/Treasurer - 28347 Tasca Drive – 239-777-2397

Term 2/2014

Ken Neyhart - Maintenance Chairman - 28403 Tasca Drive - 239-495-7720

Term 2/2013

Kathy Brenner - Social Chairman - 28424 Tasca Drive – 239-495-4548

Term 2/2013

Bunny Pilcher - Social/ Website - 9978 Treasure Cay – 239-992-2466

Term 2/2013

Carl Burich - Special Projects - 28409 Tasca Drive - 239- 947-5259

Term 2/2012

Jake Jacobson - Communications - 28406 Tasca Drive – 239-676-9176

Term 2/2012

COMMITTEE VOLUNTEERS

Maintenance

Social

Website

Steve Anderson

Don Hodges

Jake Jacobson