

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
January 10, 2024

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held in the Card Room on Wednesday January 10, 2024, at 2:00 pm

Directors Present: Brian King, Tom Mulrooney, Guy Crucil, Hubert Cioromski, and John Harter were present. Daniel Fischer was absent.

Also Present: Carolyn Sabin, PCAM with Seacrest Southwest Property Management was also present along with several owners.

The meeting was called to order at 2:00 pm. The notice was posted 48 hours prior to the meeting per Florida Statute. A quorum of board members was present. A Motion to approve the minutes from December 13, 2023, by Tom Mulrooney seconded by Guy Crucil was unanimously approved.

Brian reported Barry Silver has resigned from the Board and Ken Neyhart will serve until the Annual Meeting for the inspections and violations.

REPORTS

Financial:

December 2023 has not been produced yet. Received since the beginning of December in deposits was \$473k which includes fees for new homes and rental fees. The beginning of 2024 has 30 outstanding owners with one being paid today with accounting reaching out to owners letting them know the due date was Jan. 1. Reminders will go out on statements that late fees and interest after 30 days.

A motion to approve the substitute Treasurers Report by John Harter seconded by Tom Mulrooney was unanimously approved.

Inspections/ Violations:

Ken Neyhart reported that SWCA met on 11th and the 14th with 4 fines for violations illegal parking on street where they were warned to park in driveway and didn't, offensive language and obscene gestures on video and damage to gate. It was also reported by owners that 9913 has dogs that are let loose on yard and golf course and does not pick up their excrement. Total of 61 violations for weeds and brown patches of grass. Need to send a friendly letter of reminder on the weeds and brown patches to owners.

A motion to approve the Inspections/Violations Report by Tom Mulrooney seconded by John Harter was unanimously approved.

Swale Study

Guy Crucil reported the swale issue was not as big of an issue as previously thought. One or two units that might have a longer than 48 to 72 hours of standing water and some areas of the neighborhood really flood during major storms.

A motion to approve by Hubert Cioromski seconded by John Harter was unanimously approved.

ARC Submittals

Tom Mulrooney reported the submittals for January are as follows:

1. 9848 Tressure Cay – new driveway
2. 9901 White Sands – new landscaping
3. 9960 Treasure Cay – new windows

A motion to approve all of the ARCs for October, November & December as presented by John Harter seconded by Brian King was unanimously approved.

Website Update

The website forms need to be corrected to be sure they are going to the correct people.

Corporate Transparency Act

This new law may be rescinded, but at the moment this prevents money laundering. This will be tabled until June.

NEW BUSINESS

CLC Committee

Tim Bailey reported Brad Davis committed to attend each monthly CLC meeting. Get Country Club operations concerns one week prior to CLC meetings to Brian Regan; and Brian will forward them to Brad Davis. Possible quarterly club sponsored events targeted for new to the community homeowners. Brad Davis is looking into extending dining hours Wednesday, Thursday, Friday and Saturdays. Need volunteers to welcome and give Club amenity tours to new and interested homeowners in Spanish Wells. Looking to make a cap/ex improvement for additional golf cart parking. Will continue the 9-hole events open to members and non-member Spanish Wells residents; where non-members can enjoy a meal or just drinks after their 9-hole play. There is some Club non-member access to food and beverage services. Any non-member resident wanting additional access should pursue at minimum the Club's dining membership. Next CLC meeting scheduled for February 19th at 2:00pm.

SWCA Update

Summit update currently they do not want to provide service and have suggested Direct TV streaming which is less money and all premium channels. Two streaming boxes will

be included and on Feb. 1 you will be able to contact them on their 800# and have them ship out the box with instructions to set it up yourself. Summit will retrieve their old boxes.

Lease Approvals & Requirements

Criminal and financial check requirements will be tabled until Dan is present.

Annual Meeting

The regular February meeting will be rolled into the Annual Meeting scheduled for February 28th. Two volunteers will be needed to help with ballot counting.

Social Committee Update

The November gathering resulted in around 50 people with great results. February event will be the 21st at Everblades hockey game with 30 seats saved for this event. March will have St. Patrick's party and lastly April will have a Sunset cruise.

With nothing further to discuss, a motion to adjourn at 3:03 pm by Tom Mulrooney seconded by Guy Crucil was approved.

Adjournment

With nothing further to come before the Board a motion to adjourn the meeting at 4:03pm by John Harter seconded by Tom Mulrooney was unanimously approved.