

Spanish Wells Homeowners Association, Unit I
Board Meeting
April 22, 2014,
Minutes

Minutes from a Board of Directors meeting for Spanish Wells Unit I Homeowners Association, Inc., held on April 22, 2014, at 3:00 p.m., at Resort Management, Bonita Springs, Florida.

Establish Quorum: Quorum was established by all Board Members present.

Directors Present: Ken Neyhart, David Jacobson, Larry Everly, Kathy Brenner, Carl Burich, Thomas Potts and Steve Perusse.

Also Present: All Board members were in attendance, As well as, Jay Vandall and Alden Arce Association Managers, with Resort Management.

SWCA Representative report: Nick Barbra absent nothing reported.

- **Ken Neyhart made a motion to accept minutes from March 25, 2014 pending corrections. David Jacobson moves the motion and Larry Everly seconded, unanimously approved.**

No report from the Vice President, Treasurer, Social committee, or Special Projects.

Maintenance Report: Carl Burich reported that two trees have been removed

ARC Report: In regards to Queen Palms on the easement, any owner can take a diseased QUEEN palm down without approval or replacement.

Question from Russ a homeowner in the audience, regarding which trees were okay to take down and permitting for hardwoods.

Old Business:

- Lien letters will be going out by association attorney when the 90 days is up.
- The association has recovered all attorneys fees, interest, and restitution for all dues that were owed to the association by 9909 White Sands.
- The Board of Directors discussed street parking. The decision was made to present the flier to the SWCA board for approval to hand the document out to all vendors in the community via guard gate.
- An offer was reportedly made on the property 9944.

New Business:

- The board discussed the topic of new mailboxes for all of unit 1.
- The board discussed the letter Lee County has sent unit 1 demanding records of renters for homeowners who rent for less than 6 months. **Motion to get the attorneys opinion and a letter drafted to notify homeowners of Lee county's new laws. The motion was made by David Jacobson and seconded by Larry Everly, unanimously passed.**
- Discussion about the rocks and other objects placed on curves of roads in Spanish Wells. This was deemed to be a SWCA responsibility since it is in the easement.

Audience:

Rick Cunningham discussed his delinquency situation to the board. The result of which a motion was made by Larry Everly and seconded by Thomas Potts to wave the late fees in the amount of \$87.13. Motion was unanimously passed.

Adjournment: There being no further business to discuss, the meeting was adjourned at 4:15pm.

Respectfully submitted,
FOR THE BOARD OF DIRECTORS
Alden Arce, CAM