

Minutes of the Spanish Wells Home Owners Association, Unit One Inc.
Board of Directors Meeting
3:00 PM on Tuesday, February 8, 2011
Carolyn Langland's, Home at
9868 Treasure Cay Lane, Bonita Springs FL. 34135

By proper motion the Board of Directors meeting was called to order by President, Carolyn Longland. Also present were Carl Burich, Chuck Wolfe, Tim Voit, Kathy Brenner, Bud Trotta, Ken Neyhart and Jay Vandall from Hayden and Associates.

Ms. Longland, President established a board meeting quorum and noted that the proof of notice of the meeting was duly met.

Meeting Minutes: By proper motion by Mr. Neyhart, seconded by Mr. Trotta the January 11, 2011 meeting minutes were unanimously approved as presented.

Presidents Report: Ms. Longland noted there was nothing to report.

Treasurer's Report/Budget: Mr. Wolf presented the Treasurer's Report and reported he had sent all 2010 financial information to John Davis, CPA. Mr. Wolfe also noted that 65% of all assessments were received from owners, also noting he had several questions for (SWCA) Spanish Wells Community Association on the road resurfacing project that has been reduced in price by approximately \$25K.

By proper motion by Ms. Longland, seconded by Ms. Brenner it was unanimously approved to accept the Treasurer's Report as presented.

Vice President/Architectural Review Report: Mr. Voit noted there is nothing to report.

Maintenance Committee Report: Mr. Neyhart, Mr. Trotta, Mr. Hodges and Mr. Vandall provided details concerning the Association Inspection report and that around 100 homes had been cited for roofs, homes, driveways needing cleaning, landscape overgrown, commercial vehicles, mailboxes that need to be painted and repaired and the home @ 28369 Las Palmas Circle being turned into Lee County Code Enforcement for the swimming pool not being maintained, the lanai pool screen enclosure with screens torn, and the electric turned off.

There will be another inspection of the Community in April/Spring concerning the Landscaping.

Additionally there was discussion concerning Tasca Drive and the swales that would be removed and resurfacing of the roads thereby increasing the height of Tasca road surface.

There was discussion on the Proposed Homeless shelter and re-sending the letter.

Communication/Newsletter Report: Ms. Longland noted there was nothing to report and is still looking for volunteers.

Social Committee Report: Ms. Brenner reported a welcome package was delivered to 9938 Ortega.

Special Project Report: Ms. Longland reported Comcast had not returned phone calls concerning the disconnection of Comcast for owners not paying their assessments.

Unfinished Business: Mr. Wolfe reported the SWCA mailing that was prepared by counsel and sent out for the Annual Meeting on the Marbella Road Proposal had a mistake and a 2nd mailing would be mailed out.

New Business: Mr. Trotta announced that the Annual Meeting was confirmed with Spanish Wells and would be set up with the tables and chairs.

Public Comments by Attending Owners: There was discussion of the proposed Homeless shelter.

Members present at the meeting were Don Hodges.

Date of next meeting: The next meeting will be March 8, 2011 at 3 PM at Hayden & Associates office in Bonita Springs and would be duly posted.

There being no further business to come before the Board, by proper motion the meeting was adjourned at 3:55 pm.

Amended 3-10-11