

Spanish Wells Homeowners Association, Unit I
Annual Meeting
February 25, 2014,
Minutes

Minutes from a Board of Directors meeting for Spanish Wells Unit I Homeowners Association, Inc., held on February 25, 2014, at 3:00 p.m., at Resort Management, Bonita Springs, Florida.

- 1. Establish Quorum:** Quorum was established with 64 by person or proxy

Directors Present: Ken Neyhart, Kathy Brenner, Dave Jacobson, Larry Everly, C. Burich, **B. Stauffer and Tim Voit resigned prior to the annual meeting.**

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

- 2. Call to Order:**
A quorum being present, the meeting was called to order at 3:03 p.m., by Ken Neyhart.

- 3. Proof of Notice:**
A notarized proof of notice affidavit was produced and is now on file and mailed to all owners.

- 4. Secretary's Report/Approval of Previous Minutes:**
Carl Burich made a motion to waive approval of the BOD last Annual meeting minutes February, 19 2013. Seconded by Larry Everly and unanimously approved.

- 5. Reports of officers:**
Kathy Brenner reported a successful casino trip and that she has three new events to sign up for in the coming months. No other reports given.

- 6. Treasurer's Report:**
The board reviewed discussed the current financials and Kathy Brenner made the motion to approve the Treasurer's Report, seconded by David Jacobson.

- 7. Unfinished (Old) Business:**
Please call animal control about barking dogs. Unit 9909 is being sold at public auction 2/28/14. 9923 garage is full of garbage/debris and it is starting to pile up out side. Ryan's Tree trimming has been contracted by the association to come out and remove dead trees at a cost of 100-150 dollars; that cost would then be assessed to the home owner since the trees are there responsibility. The association is doing this to take away any and all liability or potential hazard going into hurricane season.

8. Managers Report:

Pond #22 is looking good we have been working with Aquagenix on all the ponds and are developing a pond plan through third party experts in the field. The barricades on Tasca for new subdivision Cordova have greatly improved since we have had meetings with toll about reinforcing them. The island on Treasure Cay now has a battery operated timer for the irrigation and a water supply, we are working on getting a water source to the Treasure Cay Tasca island. The Lee County Sheriffs Office put in a speed monitoring sign and moved it around for a couple weeks to hopefully slow down residence and guests. Please call animal control about barking dogs they do not respond to the management company the complaint has to come form a resident.

9. Report of Committees: No committee member reports given.

7. New Business

Bill Stauffer and Tim Voit resigned prior to the annual meeting. Election of Officers All candidates on the ballot assumed their positions two new board members Mr. Thomas Potts as special project chairman and Steve Perusse as ARC chairman. The board of directors by proper motion appointed Ken Neyhart as President, David Jacobson as Vice President, Larry Everly as Treasurer and Secretary, Kathy Brenner as Social events planner and Carl Burich as Maintenance Supervisor. By proper motion the board of directors voted to rollover 2013 surplus funds vote was unanimously approved.

8. Adjournment:

There being no further business to discuss, the meeting was adjourned at 3:48 p.m.

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