

SPANISH WELLS HOME OWNERS ASSOCIATION UNIT 1

C/O Hayden & Associates
Community Management Services
12650 Whitehall Dr.
Ft. Myers, FL 33907
Phone: 239-489-4890 Fax: 239-489-4980

BOARD OF DIRECTORS MEETING MINUTES

December 13, 2012

Draft

- Meeting called to order at 2:00 PM by Mr. Neyhart
- Directors present: Ken Neyhart – President, Kathy Brenner – Director of Community Events, Jake Jacobson – Director of Communication, Mike Coltman – Maintenance Chairman Steve Anderson – Director, and Larry Everly – Treasurer. Absent Tim Voit – V.P.
- Quorum Established
- Management Rep: Jay Vandal, Hayden & Associates
- President/SWCA Rep.: Nick Barba was absent and Mr. Neyhart noted SWCA addressing lake problems with aerator's and installing aerators at Lake 22 and suggested all owners contact SWCA by phone or letter on all lake issues. Also SWCA would be discussing gate bar codes being disconnected on all owners that are delinquent to their association.
- Minutes from November 13, 2012 were presented by Jay Vandall. Motion by Mr. Jacobson to approve minutes as written, 2nd Mrs. Brenner, approved by those present.
- Mr. Everly presented the treasure's report and made note of Construction deposit was paid on 1 of the homes being built on Tasca Drive. A copy of the monthly financials is on file at Hayden's Ft. Myers office. Ms. Brenner motioned to approve treasures report as presented, 2nd by Mr. Jacobson, approved by those present.
- ARC Report: Mr. Neyhart noted Greenleaf Builders looking to purchase vacant lot on Ortega and Greenleaf Builders agreed to get \$2500 deposit to association on home being built on Tasca Drive by Monday. Also Mr. Neyhart noted Mr. Voit is resigning and Mr. Anderson would be taking over the ARC with Mr. Neyhart's help.

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- Maintenance: Mr. Coltman – gave an update and Mr. Vandall also noted 28352 Tasca Drive was told exterior storage not allowed and trash had to be removed and BS Code Enforcement was called to confirm remodeling was being completed to the BS City Codes. Also please note Mr. Vandall’s manager report that is attached and made part of the meeting minutes.
- Social Report: Mrs. Brenner – noted possibly having event in Jan, 2013.
- Communications/Web: Mr. Jacobson – noted Hayden & Associates information would be removed December 31 and Resort Managements information would then be posted to the website.
- Special Project: no report this month
- Old Business: Violations
 - Mr. Neyhart noted he would contact the Association’s attorney on the proxy for the mailing for the annual meeting on Feb. 19, 2013 in the SWCC in the main dining room.
 - Also looking for a Nomination Committee and Carl and Bud agreed to except proxies at the annual meeting,
 - The Board agreed to keep the owners limited to 5 minutes to speak on agenda items.
 - Fining Committee to start in January 2013.
- New Business: Nothing at this time.
- Public Comments: Budget and break down of budget for 2013, SWCA fees. Speeding on Treasure Cay and looking at having speeding bumps installed. How is cost of Social Events handled? Each resident could pay for their own dinner and RSVP for a correct account of owners attending for the caterers.
- Next Meeting: 2nd Tuesday, 1-8-13 at Resort Management office.
- Adjournment: There being no further business to discuss, by proper motion the Board of Directors meeting was adjourned at 3:10 PM.

