

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
January 25, 2023

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held in the Card Room on Wednesday, January 25, 2023

Directors Present: Barry Silver, Virginia Lane, Patrick Nilan, Hubert Cioromski and John Harter. Brian King joined by phone.

Also Present: Lori Nixon with Southwest Property Management and homeowners from Spanish Wells Unit One

1. Pat called the meeting to order at 9:00 AM.
2. Notice was posted 48 hours prior to the meeting per Florida Statute.
3. A quorum of board members was present
4. **Motion by John to waive the reading and approve the minutes for December 7, 2022; seconded by Virginia. Motion carried unanimously.**
5. Reports of Directors:
 - A. Treasurer Report – Brian King provided a financial overview although December financials have not been received yet. Brian is checking with SWCA in reference to the annual assessment amount. He believes they are under charging Unit One Homeowners. 15 owners still have not paid their assessments, some of them repeat offenders. Board members will work together to contact these individuals. The board discussed application and background fees. Unit One is losing money on application fees so Brian will discuss further with Raquel from SWPM.

Motion by Hubert to accept the Treasurer’s report; seconded by Barry. Motion carried unanimously.

- B. Violations Report – Barry and Lori provided the Board with a spreadsheet of violations sent so far in 2023. The Board feels the 1st letter is too harsh and should be revised. Brian King has a list of written procedures that were used in the past, he will share with SWPM. Lori and Barry agreed to work on revising the 1st and 2nd letter and will share with the Board when complete.

Motion by John to review current procedures and to send 1st Notice via USPS explaining to homeowner the violation and allowing 14 days to comply; if owner does not comply then a 2nd letter that is more to the point will be sent Certified Mail.

- C. Update from SWCA Board Meeting – John provided an overview:

SWCA Annual Meeting is coming up. There is currently 249 golf members and 780 total members. Hurricane Ian caused over \$100,000 in uninsured damages. Virtual Guard system being discussed but is not a plan for the near future. Tasca lot will be listed in the next 30-45 days, the swale is being cleaned up, quotes are being obtained to move the gate forward at the main road. Perimeter fencing is down but they are waiting on the insurance claim. Started cleaning the triangle area behind Tasca but they are working on several projects so this has been delayed. Planning for clusias along the black chain link fence.

6. ARC Report – Thomas Mulrooney, ARC provided a status on the following applications prior to the meeting:

- a. 28352 Tasca Drive – Hurricane Screens – Approved
- b. 9908 Treasure Cay – Window Replacement - Approved
- c. 9860 Treasure Cay – Replace Privacy Fence – Approved
- d. 28345 Tasca Drive – Replace Sliders – Approved
- e. 28399 Tasca Drive – Enclose propane tank – Not approved
- f. 28399 Tasca Drive – Paint Soffits – Approved
- g. 28483 Las Palmas – Replace Tile Roof – Approved

Motion by Pat to approve all listed applications, as submitted with the exception of the request to enclose propane tank at 28399 Tasca Drive as homeowner never submitted an ARC to obtain approval to install the tank; seconded by Virginia. Motion passed unanimously.

The Board discussed propane tanks and all existing propane tanks are buried except for the one installed at 28399 Tasca Drive that was never approved.

Motion by Hubert that all propane tanks must be enclosed and not visible and the ARC guidelines must be modified to include this procedure; seconded by John. Motion passed unanimously.

7. Annual Meeting Discussion: Meeting is March 1, 2023. Lori from SWPM advised the 30 day notice will be sent February 1 but clarification was needed as to how many seats were actually open. Board members discussed and reviewed bylaws and agreed one seat is open.

Motion by John to appoint Guy Crucil to fill the open seat; seconded by Barry. Motion passed unanimously.

If a board member is appointed, the term is 2 years and if elected, the term is 3 years. Updated Board seats:

| | | |
|---------------|------|------|
| Barry Silver | 2022 | 2025 |
| Virginia Lane | 2022 | 2025 |
| Hubert | 2022 | 2024 |
| Pat Nilan | 2022 | 2024 |
| John Harter | 2022 | 2024 |
| Brian King | 2022 | 2025 |
| Guy Crucil | 2023 | 2025 |

8. Homeowner Mailbox Maintenance – Tabled

9. Next Meeting – February 22, 2023 at 9 AM

10. Adjournment – Motion by Pat to adjourn the meeting at 10:20 AM; seconded by Virginia. Motion passed unanimously.

Submitted by Lori Nixon, CFCAM, CAM