

Spanish Wells Unit One Homeowners Association  
Board of Directors Meeting  
March 22, 2023

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held in the Card Room on Wednesday, March 22, 2023

**Directors Present:** Barry Silver, Patrick Nilan, Brian King, Guy Crucil and John Harter. Virginia Lane joined by phone. Hubert Cioromski was not in attendance.

**Also Present:** Lori Nixon with Seacrest Southwest Property Management, Tom Mulrooney (ARC Chair) and homeowners from Spanish Wells Unit One

1. Brian 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 accept the minutes from February 22, 2023, as submitted; seconded by Guy. Motion carried unanimously.**
5. Reports of Directors:
  - A. President's Report – Brian King provided a financial overview.

Brian advised he still does not have access to all invoices in appfolio. Lori will relay this information to upper management so it can be resolved.

The Board recently opened a Money Market at an interest rate of 3.5% with First Foundation Bank. Brian advised this was a better option than a CD because the association is allowed to pull funds as needed as long as a balance of \$100,000 remains. Signers are Bryan Fowler, Brian King and Guy Crucil.

7 Estoppels were submitted since the last meeting so homes are selling within the community. 3 owners did not pay the interest and late fees on their account and 2 owners have not paid anything. **Motion by Brian to turn these accounts over to collection, seconded by John. Motion carried unanimously.**

Discussion regarding swales. John reminded the board that a Swale Committee was formed and they need to research and speak to vendors to obtain quotes. The Committee will meet a 2<sup>nd</sup> time to discuss further.

Landscape behind Tasca – a fair amount of cutting has been completed, waiting for gate vendor to move gate to the north end right behind the empty lot in line with the power pole.

Lease applications – Letter to owners is complete, application now includes the exact verbiage from the docs rather than referring to the docs.

Mailbox Condition – Numbers on mailboxes need to be replaced. Although this is a homeowner responsibility, the Board agreed they will work together to replace the numbers so they are all uniform.

Newsletter – The newsletter was completed and sent to owners. Board members have received positive feedback from owners. This is scheduled to be distributed quarterly.

Palm Tree Trimming – Proposal includes Queen Palms w/in 10' easement. **Motion by Barry to accept the proposal from Coastline Tree Trimming, seconded by John. Motion carried unanimously.**

Legal – Association continues to pay monthly legal fees related to the Treasure Cay home that is in foreclosure.

Board discussion regarding responsibilities of each board member. Some board members have taken on an abundance of responsibility while others are seated on the Board and do not have any responsibility. Brian advised there are very competent and eager homeowners willing to step up and asked that all board members put thought into whether or not they feel their board seat should be given up and contact him within the next week to discuss.

- B. Violations Report – Barry updated the Board on violations, some of which have been resolved by the homeowners. 2<sup>nd</sup> letters were sent to owners that did not comply after the first “Friendly Reminder” letter. If these owners do not comply by the deadline listed on their letters, they will be referred to the Fining Committee.
- C. Update from SWCA Board Meeting – John provided an overview:

Annual Meeting is scheduled for Thursday at 2:00 and John urged owners to attend. GM of the Plans to renovate the unfinished space at the clubhouse are being reviewed. These plans include concrete floors and an addition of two offices, a storage room and a Bride’s room for weddings. The card room would be re-located to this area to allow for an expansion of the fitness area. This renovation will require Consultants to advise the best use of space, etc. Technology Committee working to negotiate a deal with Summit, the Community is currently on a satellite system. New equipment is being tested and if approved, the new service would be internet based and similar to ROKA. Owners were urged to attend regular SWCA meetings to voice their concerns.

- 6. ARC Report – Thomas Mulrooney, ARC Chair, provided a status on the following applications:

- a. *9946 Ortega Lane – Exterior Painting – Approved*
- b. *9905 Treasure Cay – New Roof - Approved*
- c. *9847 Treasure Cay – New Windows – Approved*
- d. *28399 Las Palmas – Exterior Painting – Approved*
- e. *9968 Treasure Cay – New Roof - Approved*

**Motion by John to approve all listed applications, as submitted; seconded by Brian. Motion passed unanimously.**

7. **Adjournment – Motion by Hubert to adjourn the meeting at 10:57 AM; seconded by Guy.  
Motion passed unanimously.**

Submitted by Lori Nixon, CFCAM, CAM