

Spanish Wells Homeowners Association, Unit One
Board Meeting
January 24, 2017 – Minutes Draft

**Minutes from a Board Meeting for Spanish Wells Unit One, Homeowners Association, Inc.,
Bonita Springs, Florida.**

Establish Quorum: Quorum was established by Ken Neyhart, present.

Board Present: Ken Neyhart, David Jacobson, Howard Meister, Globel Floyd, Phillip Hoffland, Pam VonSchoeler & Keith Seleen.

Also Present: Jay Vandall Association Manager's, with Resort Management.

Approval of the Board of Directors Meeting Minutes from December 20, 2016 motioned to accept by Mr. Seleen and seconded by Mr. Meister and approved.

SWCA Report: Mr. Floyd reported on the SWCA lakes, pump house, electric primary pumps and move the lake pumps, and using the old pumps as a backup, reline the pipes in the area, Comcast, new gate system and the golf club. Mr. Seleen volunteered for lakes and ponds and Mr. Floyd will put his name into the SWCA Board. Resort is working with SWCA and sub associations to pay their dues.

Treasure's Report: Mr. Neyhart introduced Mr. Hoffland as the replacement for Mr. Everly and reported that 47 owners have not paid, and Mr. Vandall will send the delinquent list to Mr. Neyhart on Jan. 31 and the gate bar codes will be disconnected on those homes. Mr. Floyd will check with Comcast to see if the cable can be cut off on delinquent owners and report back.

Vice President Report: Mr. Jacobson nothing to report.

ARC Report: Mr. Meister reported 2 ARC request 9851 Treasure Cay Ln. – ARC request for reroof installing windows, and approved by the board, then Mr. Vandall brought up 9988 Treasure Cay a drain was installed in the neighbor's yard and the board suggested this be sent to SWCA to be look into.

Maintenance Report: Mr. Neyhart gave the maintenance report to the board and Mr. Vandall gave the 3 violation letters to the Board and the Board discussed the days in the letter and agreed to change the days in the violation letter.

Special Projects Report: Nothing to report.

Social Committee Report: Mrs. Lyons got some volunteers to help with the welcome committee and want to provide information such as Chamber Commerce, maps & information.

OLD BUSINESS:

1. Mr. Neyhart presented information on towing signs and cost for signs in the community, and the Board agreed to hold off.
2. The board discussed TOP's and SenEarthCo on the violation letters and for Mr. Vandall to work on getting this process in place and follow the Resort chain of command to get resolved.
3. The board requested the owners at 28420 Tasca Drive, the POD be removed by the end of the week.
4. Mr. Neyhart talked about speeding on Tasca and Treasure Cay and is out of control and wanted to invite the LCSO to the Annual Meeting.
5. Mr. Neyhart talked about the Annual Meeting on Feb. 22 @ 6:45 pm and getting volunteers at the Resort office.

NEW BUSINESS:

1. Mr. Neyhart asked for 30 days to get the leases, Mr. Floyd motioned for the leases at 9957 Treasure Cay, 9892 White Sands, 9965 Treasure Cay and 28404 Las Palmas, 2nd by Mr. Meister and approved.
2. Mr. Neyhart asked that 28424 Tasca Drive be checked into for leasing and was approved.
3. Mr. Neyhart discussed 9937 Ortega and the complaints about 5 dogs barking and the owner told this would not happen again.
4. 9881 and 9905 White Sands, wants the tree trimmed and met with the owner who owns the tree and the board agreed this is an owner issue.
5. Mr. Neyhart discussed the fining committee and needs to get started as the owners had voted and agreed and enforce the rules and regulations.
6. Discussed of Comcast earlier in the meeting with Mr. Floyd.

PUBLIC COMMENTS: Letter from owner about excess fees, and they need to look at the SWCA fees, xeriscape and adding a fence for landscaping and submit an ARC and speeding in Spanish Wells.

MOTION TO ADJORN at 3:35 p.m.

Respectfully submitted,

FOR THE BOARD
Jay Vandall, CAM