

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
January 26, 2022

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held at the Card Room at the Club House on Wednesday January 26, 2022.

Directors Present: Dan Fischer, Brian King, Gina Lane, Howard Meister, Thomas Mulrooney, Ken Neyhart and Barry Silver, Anne Bailey.

Also Present: Sara Brodie with Southwest Property Management and other homeowners.

1. Brian King called the meeting to order at 9 AM.
2. Notice was emailed to each owner and posted 48 hours prior to the meeting per Florida statute.
3. A quorum of board members was present.
4. Approval of minutes from previous meeting
D. Fischer moved, T. Mulrooney seconded, to approve minutes. Motion passed unanimously.
5. Treasurer Report – Dan Fischer reviewed the most recent financial report for 12/31/21 and gave an operating and reserve balance as well as breakdown of expenses and capital contributions. He noted as of 1/25/22, 40 properties out 208 have still not paid the 2022 assessment. They are considered late after January 31st and will be sent a late notice, and charged late fee and interest. Owners who do not pay will be sent to the attorney if necessary.
6. Dan Fischer reported that the Lee County Sheriff has been in the community, the officer made 10 stops and gave out warnings and tickets for not stopping at stop signs. The warnings stay on your record and if you are stopped again, you will get a ticket. SWCA is engaging with the sheriff to patrol the entire community.
7. Violations Report – Barry Silver completed an inspection with Elaine, and then completed a reinspection. There are 36 roofs that have been cleaned that were on the original list. There are a few exceptions, one has a tarp, need SW to follow up with that owner. There is a group of 10 homes with outstanding violations that have until 2/3/22 to resolve or communicate their plan to resolve the violation. If there is no response, a 15 day notice will be sent certified mail. The Board would like a PDF copy of all the letters Elaine sent out. Brian King received a complaint about a van, as well as an owner running a business out of the house. The committee will further investigate both items. A discussion ensued regarding flags in the community and what Florida statute allows.
8. ARC Report – Howard Meister provided in put on the following applications:
 - a. 28401 Las Palmas – Pool - Approved
 - b. 28471 Las Palmas – Exterior Painting – Approved
 - c. 9897 White Sands – Roof – Approved
 - d. 28372 Tasca – Roof – Approved
 - e. 9909 White Sands – Solar Tube – Approved
 - f. 28406 Tasca – Exterior Painting – Approved
 - g. 9973 Treasure Cay – Solar Panels – Approved
 - h. 28421 Las Palmas – Doors & Sliders – Approved
 - i. 9961 Treasure Cay – Pavers around pool, pending receipt of COI
 - j. 9860 White Sands – Exterior painting, pending receipt of contractor signature

D. Fischer moved, G. Lane seconded, to approve the above 8 applications recommended for approval. The motion passed unanimously.

9. Fine Committee – Members are still needed, there is no activity to report since last meeting. The committee acts as a mediator, if an owner requests a determination on whether a board imposed fine is fair and reasonable. They are not the body that decides on whether a home should be fined.
10. Unfinished Business
 - a. Swale/Flood Management – Brian spoke to Hank after last meeting, he agreed that based on the governing documents, SWCA is responsible for notifying owners who are in violation and causing flooding issues. Unit One should notify SWCA of potential violations to investigate. It was unclear whether SWCA intends to fine owners in violation. Brian recommends that Unit One still pursue having the engineering study done and get a bid for that.
 - b. Landscaping in Common Areas – Hank is going to speak to the person in charge of the maintenance yard, they don't have equipment to get back into certain areas, but they will determine a way to gain access and get it taken care of.
 - c. Social Committee – Jane Fischer – reported that most recent outside meet and greet on 1/12 was successful. Next meet and greet is 2/17 at a home on Tasca Drive. Notice will be posted and distributed the Friday before each event. 2/24 at clubhouse is a ladies lunch, notice will be sent next week. Any other social event ideas are welcome, considering a block party. Volunteers are needed, especially block captains to help distribute notices.
 - d. Annual Meeting – February 23rd is meeting, notice was mailed out and has been received by owners. SWPM will send out an email reminder notice telling folks how they can return the proxy.
 - e. Dan summarized recent news of theft by local Naples management company, American Property Management. SWPM has been very proactive in communicating with the board about what their internal controls are and what precautions they take to ensure something like this cannot happen. Dan also discussed additional controls he takes as Treasurer to monitor and protect funds. It was also noted that both the HOA and SWPM has fidelity insurance that would cover a financial theft loss, and the board will be provided with the COI of SWPM.
 - f. SWCA Board meeting – the meeting was rescheduled for tomorrow.

11. Adjournment

Dan moved, Barry seconded, to adjourn the meeting at 10:33 AM. Motion passed unanimously.

Submitted by Sara Brodie, CAM