

Spanish Wells Homeowners Association, Unit One
January 27, 2015,
Approved- Minutes

Minutes from a for Spanish Wells Unit I Homeowners Association, Inc.,
Board Meeting held on January 27, 2015, at 3:00 p.m., at Resort Management,
Bonita Springs, Florida.

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

Board Present: Ken Neyhart, David Jacobson, Carl Burch, Thomas Potts, and Steve Perusse..

Also Present: Jay Vandall Association Manager's, with Resort Management and see attached sign in sheet.

Absent: Larry Everly.

Mr. Potts made the motion to approve the December 2, 2014 BOD Meeting Minutes with the correction per Mr. Potts and Mr. Jacobson, 2nd by Mr. Jacobson and approved by Board Members present.

Old Business: Mr. Everly was absent so Mr. Neyhart gave the information from the SWCA Meeting in January, on the Lake/Pond refurbishment on the lake/pond banks and 5 contractors were asked to bid but only 2 contractors provided the bids TSI and MAJ and both were in between \$10K of the bids and Holes Montes Engineering wanted to go over the bids as there were several cost difference on the pond banks and no decision was made by SWCA.

New Business:

1 - Vice President Report: Nothing to report.

2 - ARC Report: Mr. Perusse reported Mr. Vandall was doing a good job on violations throughout the association and getting owner to file ARC requests.

3 – Special Projects: Mr. Potts suggested the Unit One Board allow the By Laws to be voted on at the Annual Meeting in Feb. to see if the association could do better on the voting of the Governing Document changes the Board agreed only if this would not put an extra cost on the association by the association's attorney also noted still no draft on the Governing Documents from the associations attorney.

4 – Social: Mr. Neyhart hopes to have this position filled at the Annual Meeting.

5 – Compliances: Mr. Burch noted the violations were completed in Jan. and letters sent to the owners with violations. Mr. Neyhart asked Mr. Burch to get tree trimming bids.

6 – Communications: Mr. Jacobson requested a 2015 approved budget with no draft and SWCA charges on the budget.

Old Business:

1 – Annual Meeting – 2-24-2015 @ 3 pm. plus Transferee Fee: Mr. Perusse suggested the management contact the Title Company and Mr. Vandall noted the associations attorney would need to proceed in collections also Mr. Perusse suggested a letter be sent out to any person looking to purchase a home in the association and again Mr. Vandall suggested the association attorney needed to be asked if this procedure could be done.

2 – LCSO – Deputy Pannone to speak on speeding and traffic control and also speaking on crime prevention at the annual meeting.

3 – Attorney Jason Mikes – Mr. Mikes would be speaking at the annual meeting on the Governing Document rewrite.

4 – Suspension of Bar Codes – Mr. Burch made the motion that all owners who had not paid their assessment fee for the year 2015 and any owners that are behind on 2014 have their bar code turned off, seconded by Mr. Perusse and approved by those board members present.

5 – Letter from President: Mr. Neyhart discussed that no Board member should take it on their own to tell a vendor or owner something the board had not agreed on.

Comments by owners: Discussion on rocks in the easement and also Mr. Perusse stated The City of Bonita Springs stated the easements belong to Spanish Wells Community Association, and Mr. Vandall agreed as he had spoken to 2 people from the city, an owner was upset his daughter had damaged her car by hitting the rock in the yard of Treasure Cay and White Sands. Also discussion on the lakes/ponds bank restoration.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 4:35 pm.

Respectfully submitted,
FOR THE BOARD
Jay Vandall, CAM