

**Approved - Minutes of the Spanish Wells Home Owners Association, Unit One Inc.
BOD Meeting Minutes**

Date: April 10, 2012 at 3:00 P.M.

Location: Hayden & Associates, 8891 Brighton Springs, FL 34135

Members present: Tim Voit- Vice President
David Jacobson, Director
Ken Neyhart, Director
Kathy Brenner, Social Committee

Management Rep: Jay Vandall, Hayden & Associates

Others Present: Reconciliation Committee- Tom Web & Russ Weisenberg.

Call to Order The meeting was called to order by Mr. Voit at 3:00 PM. Mr. Voit established a board meeting quorum and noted that the proof of notice of the meeting was duly met. Mr. Trotta had sent in his resignation to the Board and the Board accepted the resignation.

Approval of Minutes Minutes from Jan. 10, 2012, Feb. 14th, 2012 & Feb. 23, 2012 were presented by Jay Vandall. Mr. Jacobson motioned to approve. Ms. Brenner seconded. Minutes were approved as written unanimously.

Treasurer's Report Mr. Vandall presented the treasurer's report. Proper motion with the reading of the report was approved as read. Mr. Neyhart motioned to approve, followed by Mr. Jacobson seconded motion, approval unanimously. The Board also approved by proper motion to have the Attorney lien all homes that owe over \$1,000 beginning May 1st, 2012.

V.P. ARC Report: Mr. Voit presented the report. One house on Treasure Cay to do pavers and change swell and one home to be painted.

Maintenance Report: Mr. Neyhart and Mr. Vandall gave the maintenance report on Spanish Wells Unit 1. Mr. Neyhart stated trimming the trees completed and okay to pay Ryan Tree Service. There was an incident with the owner on the corner of Treasure Cay and Spanish Wells Blvd. on trimming the trees but was resolved, On 9932 Treasure Cay a trailer was tagged and I met with owner and Trailer has been removed from the property. 9946 Ortega Lane a truck was tagged I spoke to the owner and he will be parking in the garage.

Website: Mr. Jacobson stated nothing to report.

Social Report: Ms. Brenner stated nothing to report.

Special Projects: Nothing to report.

Presidents Report: Mr. Voit, Nothing to report. Noted that Escalante told SWCA they have no need for having a liaison for SWCA, if SWCA has issue, can contact Mark Nickolas the General Manager. Mr. Webb gave SWCA Report and noted the Board noted Mr. Webb was nominated to the SWCA as representative. Mr. Webb noted the pumps for the lakes were working correctly and the fence had been broken and SWCA had no reports to say no homes were broken into. Toll Brother possibly developing last section of 180 SF Homes in section along old 41 and the main gate planned to be off of 41.

Old Business: 16 violations being sent to the Reconciliation Committee.

New Business: A. Board Reorganization: Move Meeting to 2nd Friday of the Month when Reconciliation meeting is scheduled.

B. Reorganization of Board, the Board stated reorganization would happen at a later date.

Public Comments: Concerned on speeding on Treasure Cay especially during season. SWCA is looking at speed humps. Red Explorer speeding through community and Dodge Durango through SW Unit #1.

Next Meeting: Last Meeting of the Season is May 8, 2012.

Adjournment: There being no further business to discuss, by proper motion the Board of Directors meeting was adjourned at 4:35pm.

Respectfully submitted,

Jay Vandall
Association Manager