

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
August 26, 2020
Approved Minutes

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held via ZOOM conference Meeting.

Directors Present: Ken Neyhart, Dan Fischer, Barry Silver, Gina Lane, Mike Neris, Brian King, Howard Meister, along with 15 owners on call.

Also, Present: Joanne Asencio (CAM)

1. Roll call of Directors established.
2. Notice was emailed 48 hours prior to the meeting per Florida Statute. The notice was also posted on the Spanish Wells Unit One HOA website.
3. A quorum was present with the board members above and several homeowners via zoom, the meeting was called to order at 10:36am., by President Ken Neyhart.
4. Ken Neyhart motions to approve August 26, 2020 meeting minutes. Approval of previous meeting on July 22, 2020 motioned, Mr. Fischer first, Mr. Neris seconded. All in favor- Approved.
5. Report of Directors/Committees
6. Report of Unit One SWCA Representative and Unit One CLC Member
7. Committee Reports-

Howard Meister reports on ARCs

28433 L/P Cir.- Kristy Mau New impact windows and doors

9884 T/Cay Brian King Replacing plants. Doing himself.

9891 W/Sands P Martin Plant New tile roof

Joanne will email all requests for ARC directly to board.

Dan Fischer reports on financials as of July 31, 2020. \$2, on hand. One receivable is for \$19,095. Under budget through July which is composed of 5 items. Dan has been preparing the estoppel certificates and save 2,250. Th money market account was changed in December and it has been favorable on the interest side. There are \$300 in a capital contribution and it is ahead of budget \$1500. There have been 13 sales received. Negatives have been due to legal fees.

8. Unfinished Business
 - a. Review attachment to rental/lease and guest policies to include a signed waiver statement from all renters and guests regarding RISK DUE TO COVID 19, to be

considered with all the other " required " application information and fees to be submitted on the required Unit One Application forms only.

Unfinished Business (Continued)

- b. Inform all owners as to the State of Florida Moratorium regarding rental/guest policies to be reviewed on September 5, 2020 by the State Legislators. Barry Silver explains that the example of Pelican Landing Covid-19 guidelines is not the responsibility of the tenant or the club, but it is the responsibility was for owner. Discussion from the board welcomed a committee be formed by Mr. Silver and Ms. Lane. Mr. Silver will head the committee. Research will be done and then the committee will report findings in the next meeting.
- c. The Fining Committee is now complete once again and are scheduling a September meeting in addition to the August meeting to address the backlog of pending violations.
- d. Discussion on advertising rental/guest availability for occupation less than the required 30-day minimum.
- e. No current updates on 28373 Tasca Drive for our pending court hearing until and when the courts resume a normal schedule.
Ann Bailey reported all records regarding the home. Attorney suggested that no lawn or maintenance be done because then that would be trespassing and then the entire process would have to start over. Courts are still not handling these issues yet.
- f. Discussion on LCSO traffic patrols frequency and reports. SWACA had said that they would be patrolling but no difference has been seen. Patrols will begin during season for Spanish Wells Unit One.

9. New Business

- a. There will be 3 Unit One Directors whose terms will expire at the end of this year, time goes by quickly, so a committee should be formed to consider any prospective owners interested in these Unit One BOD vacancies. Those positions are for Ken Neyhart, Howard Meister, and Mike Neris.
- b. The east side of the recently (2 & 1/2 months) installed fence across the backs of our Tasca Drive neighbors has finally been mowed, trimmed, and cleaned up after advising SWCA that Bonita Springs Code Enforcement Department was going to be contacted about the unacceptable conditions.

10. Questions and Discussion from Participating Owners-

11. Adjournment: Ken motions to adjourn. All in favor. Meeting adjourned at 11:42am.

Respectfully submitted,
Joanne Asencio, CAM
Acting Secretary