

DRAFT - Minutes of the Spanish Wells Home Owners Association, Unit One Inc.

Board of Directors Meeting

3:00 PM on Tuesday, March 9, 2011

Hayden & Associates Office at 8891 Brighton Lane, Suite 126

Bonita Springs, FL 34135

By proper motion the Board of Directors meeting was called to order by President, Bud Trotta. Also present were Carl Burich, Chuck Wolfe, Tim Voit, Kathy Brenner, Bunny Pilcher, Ken Neyhart, Jake Jacobson and Jay Vandall from Hayden and Associates. Absent was Jan Coltman.

Mr. Trotta, President established a board meeting quorum and noted that the proof of notice of the meeting was duly met.

Meeting Minutes: By proper motion by Mr. Neyhart, seconded by Ms. Brenner the February 8, 2011 meeting minutes were unanimously approved as amended.

Presidents Report: Mr. Trotta reported the attorney meeting with Becker & Pollicoff on Lien process and Fining process had been discussed. Also noted that Jason Mikes had started his own Law Firm and by proper motion By Mr. Neyhart and seconded by Mr. Jacobson the Board unanimously approved a meeting be held with Mr. Mikes law firm to determine what his firm had to offer. Mr. Trotta would set up the meeting date and time.

Treasurer's Report/Budget: Mr. Wolf presented the Treasurer's Report and reported he had not received the Legal fees from Becker & Poliakoff. Mr. Wolfe also noted that 70% of all assessments were received from owners, and Hayden & Associates would be billing those that had not paid by April 1, 2011. Mr. Wolfe additionally noted this would be his last meeting and Ms. Coltman, himself and Dee Masterson from Hayden & Associates would be meeting on all Financial, billing and other matters concerning collections in the next couple of weeks.

By proper motion by Mr. Neyhart, seconded by Ms. Brenner it was unanimously approved to accept the Treasurer's Report as presented.

Vice President/Architectural Review Report: Mr. Voit noted there is nothing to report.

Maintenance Committee Report: Mr. Neyhart provided details concerning the Association tree trimming to start next week and the tree trimming price would be the same as last year. Noted violation letters sent out on inspections of homes in the association and Mr. Vandall reported that approximately 125 homes had been cited for roofs, homes, driveways needing cleaning, landscape overgrown, commercial vehicles, mailboxes that need to be painted and repaired. The home @ 28369 Las Palmas Circle was being addressed by Lee County Code Enforcement for the swimming pool not being maintained, the lanai pool screen enclosure with screens torn, and the electric being turned off.

There was more discussion concerning road resurfacing and Tasca Drive and the swales that would be removed including the resurfacing of the roads thereby increasing the height of Tasca road surface. It was noted Mr. Vandall would be out of town from 3.18.11 to 3.28.11 and all calls would need to go through the Ft. Myers office.

Communication/Newsletter Report: Mr. Jacobson noted that all Spanish Wells Unit 1 Governing Documents and tax information was posted on the website and tax information is only visible to owners. It was also agreed that Ms. Pilcher would send all social information to Mr. Jacobson. Additionally, if an owner has no computer for those owners are to contact a neighbor with a computer for information.

Social Committee Report: Ms. Brenner reported nothing to report.

Special Project Report: Mr. Burich reported nothing to report.

Unfinished Business: Mr. Wolfe reported that the SWCA resurfacing of roads may be moved up due to increases in oil prices and there could not be any driving on the pavement as it is being laid. There was a reminder concerning the SWCA Annual Meeting and the Marbella Road amendment vote.

New Business: Ms. Pilcher announced that the meeting between Spanish Wells Country Club and Escalante (the new owners) may take over if the vote is approved on March 9, 2011 and this could happen as early as March 15, 2011 if all goes as planned.

Public Comments by Attending Owners: There was discussion of emails being sent out to update owners on posting of minutes and other informative information, also noted to the member and new Board members present that fee's did not go up when the association hired a Professional management company and this information should be announced to all the members of the association. It was reported that SWCA has a coyote alert. It was additionally reported that Comcast caused major confusion on the converter box exchange program and they did not do a good job of informing owners of all the changes, many owners still can not receive HBO which was part of the original Comcast package.

Members present at the meeting were Bette McGruder.

Date of next meeting: The next meeting will be April 12, 2011 at 3 PM at Hayden & Associates office in Bonita Springs and would be duly posted.

There being no further business to come before the Board, by proper motion the meeting was adjourned at 4:10 pm.

Draft 3.28.11 Jay A. Vandall - CAM