

Spanish Wells Unit One Homeowners Association
Annual meeting
February 26, 2020
Approved Minutes

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held at the Spanish Wells Clubhouse “Card Room” 9801 Treasure Cay Lane Bonita Springs, FL 34135.

Directors Present: Ken Neyhart, Dan Fischer, Howard Meister, Barry Silver, Gina Lane

Directors Excused: Mike Neris, Elaine Lyons

Also, Present: Joanne Asencio (CAM) and Steven L. Anderson (V.P) from Southwest Property Management and several owners.

A quorum being present, the meeting was called to order at 9:00am., by President Ken Neyhart.

No previous meeting to establish because Resort Management has not been able to present the meetings from the last annual meeting.

Reports of directors:

Ms. Gina Lane had no reporting on violations, SWHOA1 will moved forward with Southwest Property management.

Mr. Dan Fischer reported on December financials still needing to be complete due to Resort Management failure to complete. He reported the following:

- \$26,000 deficit is forecasted comprised from:
- Mailbox project \$3,100 carried over from 2019
- Bad debts of \$14,000 on one property
- Surplus of \$6,000 carried over from 2019
- 9 properties have not paid 2020 assessments, final notices went out in the previous week. 3 owners have replied.

Mr. Meister made motion to approve ARC for a new roof on 9923 Treasure Cay Lane. Seconded by Mrs. Lane. Board unanimously approved.

Barry Silver no new news to report.

Ann Bailey Unit I representative for SWCA board reported from last meeting that the quorum compromised at 25%. Recommends SWHOAI voting no on new bylaws. Voting will be by April-May.

Unfinished Business:

Mr. Ken Neyhart reported on 28373 Tasca Drive's February 9th hearing has been postponed. Next hearing is scheduled for 2-29-2020.

Report of Committees:

9992 Treasure Cay home has been turned over to the fining committee.

Carl reported from the maintenance committee with no inspection done for February. A drive around is scheduled for March with back access to properties for violations.

New Business- No Election of Directors-

Meeting adjourned at 9:50am, motion by Dan Fischer, seconded by Barry Silver, unanimously approved.

Respectfully submitted,
Joanne Asencio, CAM
Acting Secretary