

**Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
December 9, 2020
Approved Minutes**

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held via ZOOM conference Meeting on Wednesday December 9, 2020

Directors Present: Ken Neyhart, Dan Fischer, Barry Silver, Gina Lane, Mike Neris, Brian King, Howard Meister, along with 3 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 9:00am., by President Ken Neyhart.
4. Ken Neyhart motions to approve budget meeting minutes in January meeting if it occurs. Mr. Fischer first, Mr. Neris seconded. All in favor- Approved.

5. Report of Directors/Committees

Dan Fisher reports the October finance report were in error. \$1419 under budget on revenue, \$20,752 under budget by expenses. The favorable variances on the expenses were approx. \$10,000 from the management company because SWP was not engaged until Feb 2020. Legal cost was under budget by \$8600 and insurance by \$1900 because invoice not yet received. Cash on hand was \$100,427. As of this morning 43 residents have paid their 2021 assessments. There is sufficient cash on hand to meet obligation to pay the January SWACA invoice, this is due the 1st of January.

Virginia Lane reports no issue on her end of White Sands area. Brian Silver agrees. Homes have new owners that are working hard to refurbish the home.

Report of Unit One SWCA Representative and Unit One CLC Member-

- A. CLCL meeting occurred this past Monday. The next meeting is scheduled is expected to be Jan 11th. Chairman stated revenue has been up. There are more golf memberships this year among golfers that are not homeowners in Spanish Wells compares to previous years.
- Sales at the Cabana are down from the previous years, this is believed to be caused by Covid. A tent was suggested to be placed in an outdoor space with grills and tables so that golfers can have some drinks and food after a game.

- There was a recommendation to repair the sidewalk in the entrance of the activities center. This has been complete.
- Repair of a mirror on the cart path behind the clubhouse will be repaired. Signs will be repainted in the Marbella community.
- Complaints have been received of dog owners have been using the golf course as a “Dog park” and pets are using the golf course area as bathroom.
- Fishermen have also been seen fishing from the pond.
- Tim comments that the HOA needs to communicate with other associations so that the gold club are is not treated this way. Ken Neyhart suggests that every sub association can post something on their website so that there is no misunderstanding of what is expected. Tim will make this recommendation to CLC.

B. SWACA Ann Bailey report- the FPL easement has been taken care of. John Zizzo said that Hank would take care of this. Anne Bailey continues discussion regarding manager at Resort Management, John Zizzo and his procedure towards Unit One issues. The process of review of the contract will be a question that Anne Bailey will ask and will further research.

6. Committee Reports-

Howard Meister reports on ARCs

28433 L/P Cir.- Hurricane Shutters Approved.

28421 L/P Cir/- Irving still waiting on insurance

28397 L/P Cir Michael Scholl Landscaping No contractors Insurance.

Joanne Asencio will follow up and get the information needed.

Unfinished Business

1. Fines/Violations- Three owners have been sent to collections:
2. Rutenback 9855 T/C Lane
Cioromski 9852 White Sands

There was one more, I did not catch it. I had 2 at the attorney.

- a. 9923 Treasure Cay Lane- unfinished projects have been sent in. Front doors have been changed, decorative rock has been taken out and a catch basin has been done. SWACA may have given up their right to control the swale issue. The board is considering possible options on the current swale work, Joanne Asencio will send a letter to this owner and explain that the board is currently researching a solution to the work done prior to an ARC being presented and approved. The storm water management has not been working and this is SWACA issue. Dan Fisher and Anne Bailey with the

help of Ken Neyhart will also contact SWACA to determine the right solution.

- b. LCSO Report on speeding- Dan Fischer reports the week before Thanksgiving they were in the neighborhood and made 2 stops for speeding. Priority areas are Tasca and Treasure cay and this has been updated with the Sheriff Dept file. The Sheriff Dept will also communicate with Dan when they are on property. Brian King suggests and gives permission the Sheriff to sit in his driveway since the stop sign near his home has several offenders. Dan Fischer will bring this to the attention of the officers as needed.
- c. Complaints from owners about removal of vegetation behind fence- Ken Neyhart has received several complaints about this removal. He believes this is a SWACA issue. He has seen a lot of the invasive species of plants have been removed. New owners/perspective buyers should have been notified of this removal.

7. New Business

- a. Appoint Keith Seleen as Maintenance Chairperson to assist Community Manager with monthly inspections.
 - b. Finalize Annual Meeting details with Southwest Property and BOD- Ken Neyhart will check to see if the large upstairs banquet room is available instead of the card room. It is on schedule for February 17th, 2021 at 9am.
8. **Questions and Discussion from Participating Owners-** 9863 Treasure Cay owner reports he always has water issues when it rains. He reports that 2 plastic pvc pips to the catch basin because he wanted to cut a trench in their and wanted to pour concrete. SWACA said nothing can be placed permanently.
9. *Adjournment: Dan Fisher motions to adjourn. Virginia Lane All in favor. Meeting adjourned at 10:18am.*

Respectfully submitted,
Joanne Asencio, CAM
Acting Secretary