

Spanish Wells Unit One Homeowners Association
Annual meeting
April 27,2022
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: Brian King, Virginia Lane, Barry Silver, Tom Mulrooney, attended in person Kenneth Neyhart attended by phone.

Establish a Quorum: A quorum being present, the meeting was called to order at 9:00am, by President, Brian King

Approve of the Minutes Brian King motioned to accept the minutes from the February 23, 2021, meeting seconded by Virginia Lane, motion carried unanimously.

Reports of the officers:

Financial: Daniel Fisher resigned from his position as Treasurer and Secretary. Brian King presented the financial report from the March Financial Statements, Kenneth Neyhart motioned to approve the financials, seconded by Barry Silver, motion carried unanimously.

Violations: Barry Silver reported on cleanings and outstanding issues pending, A second notice for remaining violations that had been sent for roof cleaning was discussed. One resident has communicated to the Board and included supporting documentation that a roof replacement will be taking place awaiting finalization of an insurance claim. Barry Silver recommended the accommodation be made until June.

Architectural Review: The list of ARC pending applications were presented and discussed. and Tom Mulrooney, motioned to approve the list of applications, seconded by Barry Silver, motion carried unanimously.

9889 Treasure Cay Ln.	Windows
28457 Las Palmas Cir.	New Roof
9973 Treasure Cay Ln.	Garage door
9876 White Sands Pl.	Solar Panels
9946 Ortega Ln.	Driveway/Culvert
28349 Tasa Dr.	Paint garage door
28390 Tasa Dr.	Paint Exterior
9864 Treasure Cay Ln.	Hurricane shutters

Other Business: Howard Meister resigned from the Board. The board moved to transition certain rental violations to legal for collection. The Board motioned to send a final letter for delinquencies related to fines and interest on late payment of assessments before taking action to suspend gate bar codes as of June 1st.

Election of Directors: - The Board of directors will appoint a new Board at the Organizational meeting after the annual meeting.

New Business:

A quorum from the residents voted to rollover the 2021 surplus funds. Tom Mulrooney, motioned to approve, seconded by Virginia Lane, motion carried unanimously.

Barry Silver is going to work with Southwest Property Management to obtain 3 estimates for tree trimming in the community in the easement..

There being no further business to discuss the meeting adjourned at 9:40am