

Spanish Wells Homeowners Association, Unit I
Board of Directors Meeting
October 29, 2013
Minutes

Minutes from a Board of Directors meeting for Spanish Wells Unit I Homeowners Association, Inc., held on October 29, 2013, at 3:30 p.m., at Resort Management, Bonita Springs, Florida.

1. Establish Quorum:

Directors Present: Ken Neyhart, Bill Stauffer, Kathy Brenner, David Jacobson, Larry Everly, Carl Burich and Nick Barba. Absent was Tim Voit.

Also Present: Several members of the Association were in attendance, as well as Jay A. Vandall Association Manager with Resort Management.

2. Call to Order:

A quorum being present, the meeting was called to order at 3:30 p.m., by Ken Neyhart.

3. Proof of Notice:

A proof of notice was produced and is now on file.

4. Presidents/SWCA Rep.

Mr. Neyhart noted from this meeting that owners who wish to address the Board would have to fill out a new form that would allow the owner to address the Agenda item for 5 minutes. A copy of which is attached in the minute book.

Nick Barba provided an update on the SWCA meeting and the discussion by Roy Beckman from Lee County Extension Services. There was an update on Weir 5 being completed by the end of November and that there still is no idea as to who removed the boards from Weir 5. Several of the ponds in SW Unit 1 are looking very poor.

5. Secretary's Report/Approval of Previous Minutes:

Mr. Jacobson made a motion to approve the previous meeting minutes from September, seconded by Ms. Brenner, unanimously approved.

6. Treasurer's Report:

Mr. Everly noted the Budget Committee needed more time on the budget. The board reviewed the current financials.

Mr. Jacobson requested Resort check into a deposit on 9951 Ortega and 9924 concerning a payment of \$8250 from the attorney to SW Unit 1. There were questions on the transfer of all closing fees being paid and 9960 Treasure Cay and 28499 Las Palmas listed on the prepaid & delinquency reports in the financials.

Mr. Neyhart will ask the landscaper to put addresses on the invoice of all lots being mowed and when they were mowed and what the 2 previous invoices were for?

Ms. Brenner made a motion to accept the financials as stated, seconded by Mr. Everly, unanimously approved.

7. V.P. Report: Mr. Stauffer reported there was nothing to report at this time.

8. Maintenance/Managers Report: Mr. Burich provided his report and update on the tree trimming proposal and Mr. Vandall noted all the violations was mailed by Ms. Straface and there is another inspection being scheduled with Mr. Burich in November.

9. Social Report: Ms. Brenner noted that there was a Casino Night scheduled for the end of Jan. 2014 and requested a report on any new owners in the past months, noting a new owner had moved in on Tasca Drive. Mr. Vandall will provide the information on all new sales for the past 4 months.

10. Special Projects: Mr. Stauffer reported there was nothing to report. Mr. Neyhart reported to the Board the Fining Committee is up and running and the board hopes to see some activity on owners not keeping up their homes. It was also noted that some owners just do not care.

11. Unfinished (Old) Business: Mr. Neyhart read Mr. Cartwright's letter to the Board on pond #22 and is attached to these meeting minutes. Mr. Neyhart also noted 9924 Treasure Cay had settled for approximately \$8200 and 9944 Treasure Cay had sold.

Mr. Vandall also presented the bubbler proposal from the Lake Doctor and Aquagenix for pond #22.

Mr. Stauffer made the motion that SW Unit 1 would not purchase any bubblers for their ponds, seconded by Ms. Brenner, unanimously approved.

12. New Business: Mr. Neyhart noted that a new law passed and SW Unit 1 would have to pay a fee per house on all homes to the (DBPR) Division of Business Professional Regulations, Mr. Neyhart made the motion to approve the sale of 9953 & 9948 Treasure Cay, seconded by Mr. Barba, unanimously approved.

It was additionally noted the ARC request for 28499 Las Palmas painting was approved and the 9905 Treasure Cay ARC request was approved by Mr. Neyhart and the Board by proper motion, duly seconded.

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Comments by Attending Owners: Several owners spoke and discussed having the SW Unit 1 association attorney to review the SWCA pond contract and to have the association attorney at all SW Unit 1 Board meetings. Mr. Cartwright spoke at length concerning the condition of Lake 22 and these conversations were recorded as announced by Ms. Straface.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 4:45 p.m.

Respectfully submitted,
FOR THE BOARD OF DIRECTORS

Jay A. Vandall, CAM – CMCA – AMS & CFPM