

Spanish Wells Unit One Homeowners Association

Board of Directors Meeting

August 25, 2021

Approved Minutes

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held at the Card Room at the Club House on Wednesday August 25, 2021

Directors Present: Ken Neyhart, Barry Silver, Brian King, Howard Meister, Thomas Mulrooney and Gina Lane , Dan Fischer on the phone

Also, Present: Joyce Sissum (CAM)

1. Roll call of Directors established.
2. Notice was posted 48 hours prior to the meeting per Florida Statute.
3. A quorum was present with the board members above and several homeowners the meeting was called to order at 9:01am., by President Brian King.
4. Approval of Minutes from previous meeting. Barry Sliver motioned to approve the minutes and Gina Lane seconded. All in favor.

5. Report of Directors/Committees

- a. **SWCA committee-** Ann Baily reported on SWCA. Dan Fischer asked if there was a credit from Waste Water Management. Ann Baily stated that the credit would be given in the property taxes.
- b. **Fining committee-** Gina Lane reported that the fining committee meet on 8/18/2021 in the card room at the club. She stated that neither the homeowner or a representative from the residence at 9926 Ortega dr. were presented. The fining committee agreed with the Board and assessed the residence at 9926 Ortega Dr \$1,000.00 for the violation of leaving a moving POD in the driveway for several months.
- c. **Treasurer Report-** Dan Fisher gave a Treasurer's Report. There is currently \$261,990 in the operating account. He reported that there is currently a surplus due to increases in Capital Contributions and application fees because there have been many sales. There is also two homeowners in the arrears. One is in litigation and the Association is waiting for their money.
- d. **Maintenance / Violation committee:** Barry Silver and Joyce Sissum reported that they were waiting for the return of Brian King to inspect the neighborhood together. Several homeowners had complied and cleaned their roofs. Those who

have not will be turned over to the fining committee. Joyce Sissum is to send all the roof violation letters that were sent out. Brian will start a spread sheet to track them.

- e. **ARC-** Howard Meister reviewed the pending ARC requests. Howard Meister Motioned to approve the following ARC requests Brian King seconded, all in favor.

9948 Treasure Cay – Storm shutters
9924 Treasure Cay- Door
9907 White Sands - Door
9863 Treasure Cay – New roof
28479 Las Palmas – New roof
9923 Treasure Cay – Paint exterior
9946 Ortega – New impact windows
9952 Treasure Cay – Solar Panels
9936 Treasure Cay – Doors and windows

9939 Treasure Cay (hedges) was denied they must get permission from SWCA. 9962 Ortega (driveway) was denied until there is proof that the new driveway does not take more than 30% of the front yard. 9992 Treasure Cay was denied due to the design of the pond and garden area. Brian King will speak with the owner and see if they can modify the design.

Unfinished Business

New Business

1. **SWCA-** please see report from Ann Baily previously mentioned.
2. **Open Legal matters-** Brian King reported that the courts have secured the back assessments from 28373 Tasca. The resident still appears to be staying in the home.
3. **WEB Site -** Brian King asked who owns the domain name and suggested that the web site be inactivated. He stated that Spanish Wells Unit Two had a nice web page and that he would reach out to the web designer who created and maintains their site. He will ask him if he would do the same for Spanish Wells Unit One. Brian asked for volunteers to assist with this task.
4. **Maintenance Area Issues-** The area is behind Tasca. There was a discussion on the area being maintained. It is the responsibility of the Club. There has been an attempted effort to straighten it up. It still is in poor condition that the owners on Tasca are asked to endure.

5. **Newsletter recommendations-** Brian King asked for recommendations for the newsletter.
6. **Gate complaints-** Brian stated that vendors and general traffic have been using Spanish Wells as a cut through to avoid Bonita Beach Road. He asked if owners would call the gate and give notice when they are expecting guests. He also stated that there will no longer giving general passes to vendors.

6. *Adjournment: Ken Neyhart motioned to adjourn Thomas Mulrooney Second. All in favor. Meeting adjourned at 10:40.*

Respectfully submitted,
Joyce Sissum, CAM