

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
Approved Meeting Minutes
December 15, 2021

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 December 15, 2021.

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

Also Present: Elaine Perez with Southwest Property Management and other homeowners.

1. Brian King called the meeting to order at 9 AM.
2. Notice was emailed to each owner and posted 48 hours prior to the meeting per Florida statute.
3. A quorum of board members was present.
4. Approval of minutes from previous meeting
D. Fischer moved, T. Mulrooney seconded, to approve minutes. Motion passed unanimously.
5. Treasurer Report – Dan Fischer reviewed the most recent financial report and gave an operating and reserve balance as well as breakdown of expenses and capital contributions.
6. Dan Fischer also noted that Lee County Sheriffs will be in Unit 1 sometime in December. In November, the officer was re-assigned.
7. ARC Report – Howard Meister provided in put on the following applications:
 - a. 9984 Treasure Cay Lane – Exterior House Painting – Approved
 - b. 9940 Treasure Cay Lane – Landscaping – Approved
 - c. 9872 Treasure Cay Lane -Lease Request – Approved
 - d. 9873 Treasure Cay Lane – Lease Request – Approved
 - e. 9940 Treasure Cay Lane – Replace windows and doors – Approved
 - f. 28394 Tasca Drive – New Roof – Approved
 - g. 9940 Treasure Cay Lane – Replace pool solar panels - Approved
 - h. 9992 Treasure Cay Lane – Paint gutters, replace patio, paint front door/side door, replace outdoor light fixtures – Approved
 - i. 28349 Tasca Drive - Lease Request – Approved
 - j. 9948 Treasure Cay Lane – Install Hurricane Screen – Approved
 - k. 9852 Treasure Cay Lane – Install Hurricane Windows -Approved
 - l. 9967 Ortega Lane – Landscaping Project – Approved
 - m. 9961 Treasure Cay Lane – New Pool Deck Pavers – Waiting for contractors insurance, license, and signatures).
K. Neyhart moved, T. Mulrooney seconded, to approve the 12 above applications recommended for approval. The motion passed unanimously.
8. Barry – Violations Report – Barry explained that he drove around with Elaine and identified 16 homes with pending violations. Elaine will send everyone a 30-day notice allowing the owner to comply. 9847 Treasure Cay Lane has many violations which will be reported to Code Enforcement with Bonita Springs. The violation process will also be followed.
9. Unfinished Business – Swale / Flood Management – SWCA responsibility. Association obtained a legal opinion. The BOD agreed to informally speak to SWCA about enforcement of maintenance of swales.

Hank will be invited from SWCA BOD to the next meeting to discuss this matter with him. Brian will approach Hank and share pictures and legal opinion.

10. New Business – No update from SWCA –
11. Update on open legal matters – Dan provides an update. 28373 Tasca Drive has new owners. Have they been sent a letter with the new assessment amount for 2022?
12. Annual Meeting Date – 2/23/2022 @ 9 AM. SWPM will have 2 people company reps at the meeting which will assist with the counting of votes/proxies. The notice is to be mailed hard copy to all owners.
13. Social Committee Update – Jane Fischer updates all those present. There are six members as part of the committee. There will be a Meet & Greet every month. The first one will be on 1/12/22. Looking for volunteers for other months to host in their homes. Gathering will be from 6:30 PM to 8:30 PM. Everyone is encouraged to bring an appetizer or desert.
14. Adjournment
Dan moved, Howard seconded, to adjourn the meeting at 10:11 AM. Motion passed unanimously.

Submitted by Elaine Perez, CAM