

**Spanish Wells Unit One Homeowners Association**  
**Annual meeting**  
**February 17, 2021**  
**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, Ken Neyhart, Dan Fischer, Howard Meister, Virginia Lane

**Directors Excused:** Barry Silver

**Also, Present:** Joyce Sissum (CAM) and Steven L. Anderson (V.P) from Southwest Property Management and several owners.

**Establish a Quorum** -A quorum being present, the meeting was called to order at 9:03am., by Vice President Virginia Lane.

**Approve of the Minutes**- Dan Fisher motioned to accept the minutes from the February 26, 2020 meeting seconded by Brian King.

**Reports of directors:**

Mr. Dan Fischer reported on December financials still needing to be closed out. The budget expenses for 2020 were down 25k due to there not being a management contract in place.

Virgina Lane had no reporting on violations other than the 9923 treasure Cay and was waiting a response to the fining letters that were sent and receiving the ARC requests.

Ann Baily gave a report on SWACA. She stated that the two lots that SWACA wanted to rezone were zoned as residential and SW unit One would not approve the rezoning for recreational purposes.

Keith Seleen stated that there was nothing to report for Maintenance other than the swale fines for 9923 Treasure Cay.

.

**New Business-**

**Results from Election:** The results from the election for the Board of Directors were as follows:

Ken Neyhart

Howard Miester

Thomas Mulrooney

Adjournment: There being no further business to discuss the meeting was adjourned at 9:30am,