

# SPANISH WELLS HOME OWNERS ASSOCIATION UNIT 1

C/O Hayden & Associates  
Community Management Services  
12650 Whitehall Dr.  
Ft. Myers, FL 33907  
Phone: 239-489-4890 Fax: 239-489-4980

## BOARD OF DIRECTORS MEETING MINUTES

November 13, 2012

Draft

- Meeting called to order at 3:00 PM
- Directors present: Ken Neyhart – President, Tim Voit – V.P., Kathy Brenner – Director of Community Events, Jake Jacobson – Director of Communication, Mike Coltman – Maintenance Chairman, and Larry Everly – Treasurer. Absent Steve Anderson – Director.
- Quorum Established
- Management Rep: Jay Vandall & Gabi Oetting, Hayden & Associates
- President/SWCA Rep.: Nick Barba, it was noted SWCA had a meeting with Toll Brothers and on the new development Toll Brothers and SWCA would share the cost to build a Gate House and SWCA would have to man the gate. It was also noted Weiser Security would be the new Security Company December 1, 2012, SWCA bidding out landscaping for the Blvd and common areas. Mr. Neyhart noted the fence at Tasca Drive & Magan would not be taken down until the new development had been completed and Toll Brothers also noted if home sales were slow the development could stop.
- Minutes from October 9, 2012 were presented by Gabi Oetting. Motion by Mrs. Brenner to approve minutes as written, 2<sup>nd</sup> Mr. Jacobson, approved by those present.
- Mr. Everly presented the treasure's report. Ms. Brenner motioned to approve, 2<sup>nd</sup> by Mr. Jacobson, approved by those present.
- ARC Report: Tim Voit – 28383 Las Palmas New Roof approved.

Motion by Mr. Jacobson, to allow variance for Green Leaf Homes Lot 25 as long as the variance meets all Florida, Lee County and The City of Bonita Springs ordinance's, codes and regulations, 2<sup>nd</sup> Mrs. Brenner were approved by those present.

- Maintenance: Mr. Coltman – Trees to be trimmed and Mr. Vandall provided a couple more tree companies and Ryan Tree Trimming lowered the price to \$13 a tree for trimming and it will be added to the website for those owners wanting to trim trees to contact Ryan Tree Service. Also please Mr. Vandalls manager report that is attached and made part of the meeting minutes.
- Social Report: Mrs. Brenner – no activities for Nov. or Dec. possibly Jan, 2013.
- Communications/Web: Mr. Jacobson – no report this month.
- Special Project: no report this month
- Old Business: Violations
  - Mr. Neyhart noted with Mr. Vandall's efforts the letters and notices of violations had paid off and the association was possibly down to about 25 homes not in compliance.
  - Budget – Mr. Everly noted a shortfall of about \$9500 for the 2012 budget.
  - Motion by Mr. Coltman to approve the Proposed 2013 Budget at \$1396.04, 2<sup>nd</sup> Mr. Jacobson, approved by those present.
  - Motion by Mrs. Brenner to Terminate Hayden & Associates and hire Resort Management, 2<sup>nd</sup> Mr. Jacobson, approved by those present.
- New Business:
  - Sale of 28369 Las Palmas - Motion by Mrs. Brenner no weekly rentals will be allowed, 2<sup>nd</sup> Mr. Jacobson, approved by those present.
  - Jake Jacobson reminded the BOD that the revised amendments will not be bundled and Resort Management will do all mailing on budget, assessments and annual meeting.

- Public Comments: Discussion on several mailboxes not being painted black, amendment's going into effect Jan. 2014 if passed, moving the Board Meetings to Thursday or Friday to use Spanish Wells Country Club rooms for meetings. Needing Volunteers for Board of Directors and volunteers for Committee's.
- Next Meeting: To be announced as would like to meet at Spanish Wells Country Club and most dates are Thursday or Friday.
- Adjournment: There being no further business to discuss, by proper motion the Board of Directors meeting was adjourned at 4:40 PM.

**Spanish Wells Unit One  
Association, Inc.  
C/O Hayden & Associates  
Managers Report  
November, 2012**

Mr. Vandall toured the community in September and November and wrote up many homes, and met with several home owners and discussed their issues. There is a 75% improvement throughout the community on owners bringing the property in compliance.

Contacted SWCA, Rich Cram on easement and variance issues and he confirmed this is a SW Unit1 issue and sent to Ken N. and Tim V. and Board address.

Working with Bonita Springs Code Enforcement for non-compliance on several homes and the properties that Spanish Wells Country Club is responsible for. Which Escalante was contacted by management regarding the issues reported by the owners on mowing and Clean up. 9885 TC Mowed

Several ARC requested were approved.

Annual Meeting working on date plus with Attorney on proxy for mailing Tuesday, Feb. 19, 2013 @ 6 pm. Board will move to 7 pm

Lake 22 is a dead lake and SWCA is addressing a solution.

SWCA will be discussing gate entry for delinquent owners.

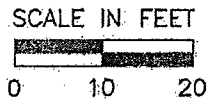
Sale of 28369 Las Palmas wants a 30 day rental on home and approved no weekly rentals per Board.

Sale of 28447 and 28352 Tasca Drive on home

Respectfully submitted,

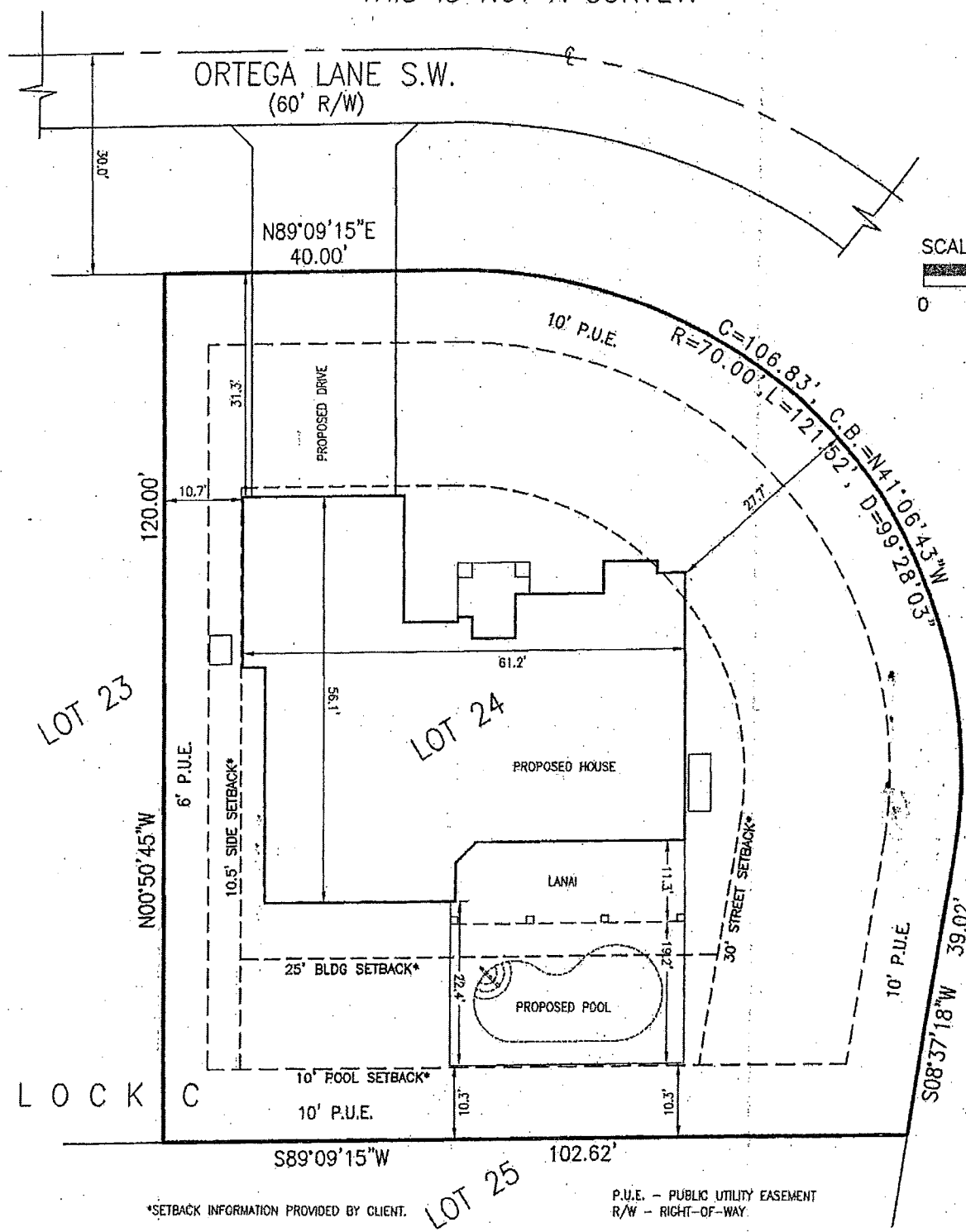
Jay Vandall  
Association Manager

THIS IS NOT A SURVEY.



ORTEGA LANE S.W.  
(60' R/W)

N89°09'15"E  
40.00'



\*SETBACK INFORMATION PROVIDED BY CLIENT.

P.U.E. - PUBLIC UTILITY EASEMENT  
R/W - RIGHT-OF-WAY

FOR: GREENLEAF HOMES, LLC

Oct 11, 2012 - 15:20:37 MHAINES\jv\2156\active\215610812\survey\drawing\lot24\_test.dwg

EXHIBIT  
LOT 24, BLOCK C - SPANISH WELLS UNIT ONE  
PLAT BOOK 32/PAGES 137-140  
LEE COUNTY, FLORIDA



WilsonMiller, Inc. - FL Lic. LC-C000070 • WilsonMiller, Inc. - Certificate of Authorization #43  
12801 Westlinka Drive Suite 106 Fort Myers, Florida 33913-8000 Phone 239-939-1020 Fax 239-939-3412

TASK CODE: XXXX	DRAWN BY: MDH	CHKD BY: MDH	CAD FILE:	PROJECT NO: 215610612	SHEET 1 OF 1	DRAWING INDEX NO: 2156xxxxx	REV:
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Spanish Wells Violations

Address	Violation	Date	Date	Date	Date
9869 Treasure Cay	exterior, paint, ac, sod, mulch	10/23/2012			
9884 Treasure Cay	Daycare?	9/26/2012			
9885 Treasure Cay	Landscape & Lawn, pool, drive	6/18/2012	7/26/12-CE		
9893 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-new sod		
9897 Treasure Cay	Landscape & Lawn	7/26/2012	9/26/12-Same		
9905 Treasure Cay	Landscape & Lawn	6/18/2012			
9909 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same		
9915 Treasure Cay	Landscape & Lawn	6/18/2012	10/23/12-Same		
9915 Treasure Cay	Driveway	10/23/2012			
9916 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same	10/23/12-Same	
9916 Treasure Cay	Driveway	10/23/2012			
9919 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same	10/23/12-Same	
9919 Treasure Cay	Driveway				
9923 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same	9/26/12-Same	10/23/12-Same
9923 Treasure Cay	Driveway	10/23/2012			
9924 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same	10/23/2012	
9924 Treasure Cay	Driveway	10/23/2012			
9927 Treasure Cay	Landscape & Lawn	6/18/2012			
9928 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same		
9935 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same		
9935 Treasure Cay	Driveway	10/23/2012			
9936 Treasure Cay	Landscape & Lawn	6/18/2012			
9939 Treasure Cay	Driveway & Dead Grass	10/23/2012			
9949 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same		
9960 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same	10/23/12-Same	
9960 Treasure Cay	Driveway	10/23/2012			
9968 Treasure Cay	Landscape & Lawn	6/18/2012			
9972 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same		
9973 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same	10/23/12-Same	
9973 Treasure Cay	Driveway	10/23/2012			
9976 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same	10/23/12-Same	
9976 Treasure Cay	Driveway	10/23/2012			
9980 Treasure Cay	Landscape & Lawn	6/18/2012	7/26/12-Same		

Spanish Wells Violations

9988 Treasure Cay	Driveway-Dead Grass	10/23/2012				
FPL Tracts on Treasure Cay	need mowed					
9852 White Sands	Landscape & Lawn	6/18/2012	7/26/12-Same			
9870 White Sands	Landscape & Lawn	6/18/2012				
9876 White Sands	Landscape & Lawn	6/18/2012				
9881 White Sands	Landscape & Lawn	6/18/2012	7/26/12-Same	9/26/12-Same		
9882 White Sands	Landscape & Lawn, Bees, & gar	6/18/2012	7/26/12-Same	9/26/12-Same		
9882 White Sands	Driveway	10/23/2012				
9887 White Sands	Needs irrigation, lawn very dry	7/26/2012	9/26/12-Same			
9892 White Sands	Landscape & Lawn	6/18/2012	7/26/12-Same	9/26/12-Same		
9904 White Sands	Landscape & Lawn	6/18/2012				
9904 White Sands	Driveway	10/23/2012				
9908 White Sands	Landscape & Lawn	6/18/2012				
9909 White Sands	Landscape & Lawn	6/18/2012	9/26/12-Same			
9911 White Sands	Landscape & Lawn	6/18/2012				
9933 White Sands	Landscape & Lawn	9/26/2012				
9988 White Sands	Driveway	10/23/2012				
All Golf Paths						
All Common Areas past FPL need new sod						
28387 Highgate	Landscape & Lawn	6/18/2012				
28401 Highgate	Landscape & Lawn	7/26/2012				
28395 Highgate	FP&L Cable on ground	10/23/2012				
9913 Ortega	Driveway	10/23/2012				
9917 Ortega	Landscape & Lawn	6/18/2012	7/26/12-Same			
9921 Ortega	Landscape & Lawn	6/18/2012				
9921 Ortega	Driveway	10/23/2012				
9929 Ortega	Driveway	10/23/2012				
9930 Ortega	Landscape & Lawn	6/18/2012	7/26/12-Same			
9933 Ortega	Landscape & Lawn	6/18/2012	7/26/12- New Sod			
9937 Ortega	Landscape & Lawn	6/18/2012				

Spanish Wells Violations

9942 Ortega	Landscape & Lawn	6/18/2012				
9946 Ortega	Driveway	10/23/2012				
9947 Ortega	Landscape & Lawn	6/18/2012	7/26/12-Same			
9950 Ortega	Driveway	10/23/2012				
9962 Ortega	Landscape & Lawn	6/18/2012	7/26/12-Same			
9968 Ortega	Driveway	10/23/2012				
All Vacant Lots						
28369 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same	10/23/12-Same		
28369 Las Palmas	Driveway	10/23/2012				
28373 Las Palmas	Landscape & Lawn	6/18/2012				
28379 Las Palmas	Landscape & Lawn	6/18/2012				
28386 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same	10/23/12-Same		
28387 Las Palmas	Landscape & Lawn	6/18/2012				
28390 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same	10/23/12-Same		
28393 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same			
28396 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same			
28400 Las Palmas	Landscape & Lawn	6/18/2012				
28404 Las Palmas	Landscape & Lawn	6/18/2012				
28408 Las Palmas	Motorhome parked over night	7/26/2012	7/26/12-Same			
28413 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same			
28414 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same			
28420 Las Palmas	Landscape & Lawn	6/18/2012				
28426 Las Palmas	Landscape & Lawn	6/18/2012				
28432 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same			
28433 Las Palmas	Landscape & Lawn	6/18/2012				
28442 Las Palmas	Landscape & Lawn	6/18/2012				
28448 Las Palmas	Landscape & Lawn	7/26/2012				
28483 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same			
28487 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same			
28499 Las Palmas	Landscape & Lawn	6/18/2012	7/26/12-Same CE	Code Enforcement		
28345 Tasca	Landscape & Lawn	6/18/2012				



Spanish Wells Violations

28352 Tasca	Landscape & Lawn	6/18/2012	10/23/2012			
28353 Tasca	Driveway	10/23/2012				
28356 Tasca	Driveway	10/23/2012				
28357 Tasca	Landscape & Lawn	6/18/2012	7/26/12-Same			
28357 Tasca	Driveway	9/26/2012				
28367 Tasca	Landscape & Lawn	6/18/2012	9/26/12-Same	10/23/12-Same		
28373 Tasca	Landscape & Lawn	6/18/2012	9/26/12-Same			
28382 Tasca	Landscape & Lawn, POD- has 3	6/18/2012	7/26/12-POD Gone			
28386 Tasca	Landscape & Lawn	6/18/2012				
28390 Tasca	Landscape & Lawn	6/18/2012	7/26/12-Same			
28390 Tasca	Pool	9/26/2012				
28394 Tasca	Landscape & Lawn	6/18/2012				
28399 Tasca	driveway & paint	9/26/2012				
28402 Tasca	Landscape & Lawn	6/18/2012				