

Spanish Wells Unit One Homeowners Association  
Board of Directors Meeting  
September 27, 2023

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held in the Card Room on Wednesday September 27, 2023.

**Directors Present:** Hubert Cioromski, Daniel Fischer, and John Harter joined by phone. Brian King, Barry Silver, Tom Mulrooney, and Guy Crucil were present.

**Also Present:** Carolyn Sabin, PCAM with Seacrest Southwest Property Management was also present along with several owners.

The meeting was called to order at 9:00 AM. The notice was posted 48 hours prior to the meeting per Florida Statute. A quorum of board members was present. A Motion to approve the minutes from June 28, 2023, by Hubert Cioromski seconded by Dan Fischer was unanimously approved.

#### REPORTS

Dan Fischer reported upon review of the financials that no payments have been made to the CPA and the tax return had not been filed. Seacrest followed up with CPA and hopefully this will be done soon. There will be no penalties until 2/25/24 to get this done. Lee County Sheriff patrols were done the last time on 7/12 and issued 4 warnings and 1 citation for not yielding at a stop sign. Report from Officer Ingram mostly warnings and the Board would prefer tickets. The bigger issue is speeding in the community. SWCA will be investigating to determine if they can suspend speeders from gate access. SWCA Safety Committee is considering The Hawk radar and are in the final stages of purchasing. A motion to approve the Financial Report by Guy Crucil seconded by Tom Mulrooney was unanimously approved.

Inspections – Barry Silver reported there has been a marked improvement on the violations. Mostly sod and yard issues with 11 more-yard issues noticed this morning. It was suggested that the current list be put on hold for 2 weeks and then inspected again to determine if the rain has helped the situation any. One violation for trash can and one empty lot that needs mowing was also observed.

Swale Study – Guy Crucil reported there hasn't been enough rain to complete the study. He also mentioned that he was looking into installing a culvert under his driveway which would cost around \$5k, but if he did that the flow from that culvert would end up in an area that might not be able to sustain the extra water. A raised driveway mandates that a culvert needs to be installed and may need to get an engineer in to determine the swale flow to adequately drain the swales. There is a potential for some surplus money to help defray the costs of an engineering swale study as additional information would be needed. A letter will be sent out to owners to approve usage of surplus money for this issue. A motion to approve by Tom Mulrooney seconded by Barry Silver was unanimously approved.

Website Update – John Harter reported no more news and that Kevin will be keeping it updated as time allows.

## NEW BUSINESS

SWCA Board – John Harter reported there has been some controversy within the Board. Currently working on 2024 budgets next week. 2022 financials and tax return has not been completed as of yet as there are items that need to be adjusted to complete the audit. The build-out of the basement could be around \$750k but has some issues and is currently re-thinking the process. Currently there is a spending freeze so there still needs to be resolved. Swales has been delegated to the Sub Associations. 50 lakes and ponds may cost around \$8 to \$10million to redo them. New treasurer, Joe Smith and new finance committee have been installed and they are looking at a 6-to-9-month process to make better changes. Unit One is suggesting a Town Hall meeting be held to help with communication, but the current SWCA board doesn't want to do Town Hall meetings. Social events are encouraged. Direct TV has a new contact with a 3-year contract as Summit declined service for cable that includes all premium channels with no extra costs.

### ARC Approvals

1. 28410 Tasca – painting
2. 28386 Las Palmas – new roof
3. 9941 Ortega – painting
4. 28413 Laws Palmas – new windows
5. 9870 White Sands – update exterior
6. 28421 Las Palmas – new gutters
7. 9887 White Sands – new windows
8. 9938 Ortega – exterior stucco
9. 9962 Ortega – solar panels
10. 9852 White Sands – new driveway

All ARC requests are within the guidelines of Unit One. A motion to approve all of the items by Tom Mulrooney seconded by Guy Crucil was unanimously approved.

Update on Legal – Brian reported the court hearing will be on 10/4. The attorney will be monitoring this daily. Verbal abuse of the guards has been an issue at the front gate and owners need to be aware that this behavior is not tolerated. There will be a new vendor, Allied Security, with all new guards starting on October 1.

Budget Kick off – The draft 2024 budget is being worked on and is currently showing a slight increase but are waiting for SWCA to finalize their budget before Unit One can send it out to owners. It is possible to send out to owners without having SWCA and then just tweaking the numbers at the Budget Adoption meeting.

A request to send out preference forms to owners was made to help with the costs of mailing notices. A motion to approve mailing the preliminary 2024 budget without SWCA numbers to owners to approve by October 25<sup>th</sup> budget adoption meeting.

With nothing further to discuss a motion to adjourn at 11:04 am by Barry Silver seconded by Guy Crucil was approved.

Respectfully submitted,  
Carolyn Sabin, PCAM  
Association Manager