

Spanish Wells Unit One Homeowners Association  
Board of Directors Meeting  
February 22, 2023

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held in the Card Room on Wednesday, February 22, 2023

**Directors Present:** Barry Silver, Virginia Lane, Brian King, Hubert Cioromski, Guy Crucil and John Harter. Pat Nilan joined by phone.

**Also Present:** Lori Nixon with Seacrest Southwest Property Management, Tom Mulrooney (ARC Chair) and homeowners from Spanish Wells Unit One

1. Pat called the meeting to order at 9:00 AM.
2. Notice was posted 48 hours prior to the meeting per Florida Statute.
3. A quorum of board members was present
4. **Motion by John to revise the minutes from January 25, 2023. Revision to delete “all propane tanks must be buried” and replace with, “all propane tanks must be enclosed and not visible”; seconded by Brian. Motion carried unanimously.**

5. Reports of Directors:

- A. Treasurer Report – Brian King provided a financial overview.

6 owners still have not paid their assessments, some of them repeat offenders. Board members have been contacting these individuals in the past but Mr. Crucil advised this should be left up to Seacrest Southwest and the legal system.

Brian submitted an expense report totaling \$150.24 and requested reimbursement for items from the Meet and Greet. **Motion by John to approve the reimbursement and the Treasurer’s Report; seconded by Virginia. Motion carried unanimously.**

- B. Violations Report – Barry updated the Board on violations, some of which have been resolved by the homeowners. Revised 1<sup>st</sup> and 2<sup>nd</sup> letters were submitted to the Board for review prior to the meeting. Any owners not in compliance by the deadline stated in the 1<sup>st</sup> notice will receive a 2<sup>nd</sup> notice.

**Motion by Brian to accept the Violations Report; seconded by John. Motion carried unanimously.**

- C. Update from SWCA Board Meeting – John provided an overview:

GM of the Club is retiring, Assistant GM will be replacing him. Many attempts have been made to clear the lakes/ponds. They were treated with chemicals to break down the weeds, pellets were placed on top, new aerators were installed in the past 60 days and approximately 50 carp were placed in each. This week crews will pull the film from the top of the water. Planning for clusias along the black chain link fence. SWCA Rules were updated to read no astroturf lawns, gravel or asphalt driveways will be allowed. Bar codes are now \$25 each and approved tenants (30 days or more) can purchase a barcode for \$50 each. Owners will no longer be required to

renew their barcodes every 5 years, they are good for the life of your vehicle. Plans to renovate the unfinished space at the clubhouse are being reviewed. These plans include concrete floors and an addition of two offices, a storage room and a Bride's room for weddings. The card room would be re-located to this area to allow for an expansion of the fitness area. This renovation will require Consultants to advise the best use of space, etc. LED lighting and perennials have been approved in the islands. The Tasca lot located at the end just before Cordova is for sale. The majority of the funds, if the lot sells, is earmarked for the building renovations. Technology Committee working to negotiate a deal with Summit, the Community is currently on a satellite system.

6. ARC Report – Thomas Mulrooney, ARC Chair, provided a status on the following applications :

- a. *28409 Tasca Drive – Exterior Painting – Approved*
- b. *9936 Treasure Cay – Roof Replacement/ Exterior Paint - Approved*
- c. *9933 Ortega Lane – Exterior Paint – Approved*
- d. *9967 Ortega Lane – Exterior Paint – Approved*
- e. *28345 Tasca Drive – Landscaping - Approved*
- f. *9925 Ortega Lane – Exterior Paint – Approved*

**Motion by Hubert to approve all listed applications, as submitted; seconded by Virginia. Motion passed unanimously.**

7. Social Committee: Rita provided an overview of recent events:  
Holiday Lights Trolley: 36 attendees, 12 on waiting list  
Block Party: 85 attendees

Upcoming Events:

March 9<sup>th</sup>: Ladies Luncheon Scheduled

March 16<sup>th</sup>: St. Patricks Day Celebration at the Higgins Home

The Committee expressed their disappointment in lack of Board response to their request for newsletter and welcome packet approval. Board will be more proactive in the future and review the requests so newsletters and welcome packets can be distributed to owners in a timely fashion.

- 8. Board Discussed Rules and Regs for Tenants. Brian King will revise the materials being distributed with the leasing packet. Information will include Articles from the Declaration.
- 9. Homeowner Mailbox Maintenance – Board advised this is a homeowner responsibility, information is included on the website.
- 10. Next Meeting – Annual Meeting scheduled for March 1 at 9 AM
- 11. **Adjournment – Motion by Hubert to adjourn the meeting at 10:57 AM; seconded by Guy. Motion passed unanimously.**

Submitted by Lori Nixon, CFCAM, CAM