

**Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
April 22, 2020
Approved Minutes**

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held via ZOOM conference Meeting ID 949-0720-6425

Directors Present: Ken Neyhart, Dan Fischer, Barry Silver, Gina Lane, Mike Neris, Brian King, Howard Meister

Directors Excused: Elaine Lyons

Also, Present: Joanne Asencio (CAM)

A quorum was present with the board members above and five homeowners via zoom, the meeting was called to order at 9:05am., by President Ken Neyhart.

Approval of previous meeting on March 26, 2020 motioned, Mr. Fischer first, Mr. Neris seconded. All in favor- Approved.

Report of directors:

Mr. Neyhart reported good financial end of golf course. Given the pandemic the numbers on the golf course have increased by 4.7%. The golf course at Spanish Wells is rated #1 most improved golf course in the country.

Mrs. Lane reported nothing for the fining committee. Manager notified the board second letters of violations not resolved will be sent out this month. Along with new violations noted. A list will be sent to Mr. Neyhart.

Mr. Fischer reported he has finalized year-end financials. It has increased by \$800. They are as follows:

\$24, 274 deficits

\$2,100 mailbox

\$13,500 debt

\$6,180 legal

The good news is that the forecast was accurate.

The 2019 Tax return was filed. \$4000 was tax free.

Since the billing was done without a management company \$1,500 was saved.

Mr. Fischer is also doing estoppels which saves \$250 per estoppel.

Mr. Silver had nothing to report.

Mr. Neris reported that all old management docs have been removed from the website. There is a generic login that allows anyone to login and look at information, he asked if that bothered anyone. He also said that this could be changed annually.

A homeowner Mr. Wilson asked about new rules and new docs from SWACA. Mr. Neyhart answered that mid-May was the new proposed docs would be introduced.

Mr. King has nothing to report. He asked about unfinished business.

Mr. Meister reports that the following were all approved ARCS:

1. 28393 Las Palmas Circle- Generator
2. 28495 Las Palmas Circle- Painted trim and door himself
3. 9930 Ortega Lane- Base color tan roof
4. 9844 White Sands – Driveway pavers
5. 9844 Treasure Cay – Electric generator
6. 28403 Tasca Drive- Electric generator
7. 9807 White Sands

The following ARCs need to be revisited and ensure that the proper job/docs have been submitted:

1. 9882 White Sands- Driveway pavers
2. 25433 Las Palmas Circle- 8ft of paved to end of the lanai and it is screened in.

Report of Community Manager: Mrs. Asencio, property manager reported that this month's violations have been recorded on every weekly visit. There are some violations that have not been corrected and that would continue to on to the fining committee. Mrs. Lane will be contacted to help address.

Unfinished Business a. Appoint Of Unit One SWCA Representative

b. Update on 28373 Tasca Drive – Nothing current to report. No new court date set due to pandemic.

c. Fence Installation On SWCA Triangular Property & Along Tasca Drive Properties Abutting SWCA Property

d. Review Unit One Application Forms On Website To Eliminate All References To Resort Management And Make Necessary Changes

e. Formal Vote To Suspend All Rental/Guest Requests Until Further Notice By All Owners (This will not affect anyone previous " approved by BOD) Prior to COVID 19 Pandemic Alerts Motioned by Mr. Neyhart, seconded by Mr. King. Unanimously voted yes.

f. Review All Bar Code Downgrades For Non-Payment Of Dues Or Other Indebtedness To The HOA

Judy Stoll 9856 White Sands- Payment received, invoice never sent by Resort. She was in the ICU

US Bank 9869 Treasure Cay- payment was received.

Julian Devisse 9992 Treasure Cay Lane was fined by the committee and has not done anything. This will be reviewed by the lawyer. \$500 fine, barcode to be deactivated. It was voted to continue emails with board and proceed from there. Mr. Neyhart motioned; Mr. King seconded. Unanimously approved.

Mr. King expressed he felt comfortable with approaching Mr. Devisse about the \$500 due to the community. He will address the board after he makes contact today. SWCA will also be contacted to help address. Mr. Neyhart motioned; Mr. Silver seconded. Unanimously approved.

Mr. Neyhart thanked everyone for their time and effort. Meeting adjourned at 10:29 am. Next meeting will be held sometime next month.

Respectfully submitted,
Joanne Asencio, CAM
Acting Secretary