

**Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
January 27, 2021
Approved Minutes**

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held via ZOOM conference Meeting on Wednesday December 9, 2020

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

Also, Present: Joanne Asencio (CAM)

1. Roll call of Directors established.
2. Notice was emailed 48 hours prior to the meeting per Florida Statute. The notice was also posted on the Spanish Wells Unit One HOA website.
3. A quorum was present with the board members above and several homeowners via zoom, the meeting was called to order at 9:00am., by President Ken Neyhart.
4. Gina motions to approve budget meeting minutes in January meeting if it occurs. Mr. Silver first, all in favor- Approved.

5. Report of Directors/Committees

Virginia Lane – Nothing to report.

6. Committee Reports-

Howard Meister reports on ARCs

28397 Las Palmas Circle- New driveway

28433 Las Palmas Circle – Paint the house

28373 Las Palmas Circle- Storm windows

9844 Treasure Cay – Paint trim house themselves

9873 Treasure Cay- New Driveway approved

9972 Treasure Cay- Replacing shingles

9964 Treasure Cay- Tippet, check-in, missing pages 2-3.

9923 Treasure Cay- 3 arcs received-work has been ongoing without Stucco, water repair, landscape improvement.

28421 Las Palmas Circle-

Joanne Asencio will follow up and get the information needed.

Brian King reports and reviews ARC Please get approval prior to any exterior work done. Joanne introduces adding this information on the sales application. Board agrees.

Barry Silver questions the process of fining committee. The owner from 9852 White Sands approached him on this. Review of rules goes.

Dan is excused. Ken reports on his behalf. 34 members are delinquent. This is not unusual. No major expenses to report. End of the year financials have still not been received.

Joanne reports that several owners have reached out and have said they have not received their assessment through mail. It is owner's responsibility to notify the association.

Ken motions to have Joanne reach out to all owners with emails and to mail those without to inform them that an email and updated address is always needed. All in favor.

Ken thanks Brian and Rita for taking over the welcoming committee.

Unfinished Business

1. Fines/Violations- 9923 Treasure Cay
Ken reports the owner has lived in this home for years and she should be aware of the rules. The docs say, "No physical alteration without an ARC approval". SWCA has dumped the swale responsibility to Unit One.
Stress to the owners that if they get a fining committee letter, they should show up in person.
SWCA states it is their responsibility to get the water to the drain.
2. Proposed eventual uses for the 3 lots owned by SWCA in Unit One- SWCA reports that they have not decided to sell as of now. 2 lots on treasure cay and the 3rd are on the southern boundary off Tasca drive.
3. Attorney Update for 28373 Tasca Drive -if account has not been up to date, foreclosure will continue once the court date has been set.
4. Report from LCSO on traffic Violations- The sheriff department will not bill for January because they did not move from Tasca. A different deputy is being sent each time. Seven warnings were given out in January.
5. Dinner February 5th, Anne Bailey asks how this is being communicated. This was passed onto Mike Neris and he has emailed it to all owners.

7. New Business

- a. Form a committee for implementation of uniform plan for any alterations to the stormwater swales in Unit One. – Ken recommends that a committee be formed and that they set guidelines so that every home is aware. Homeowners have reached out to the board asking what needs to be done.
- b. To be added to the ARC request forms for Unit One.
- c. Send letter to all delinquent owners that in 10 days they must get their check in. If not received gate access will be turned off.

8. Questions and Discussion from Participating Owners-

9. *Adjournment: Ken Neyhart motions to adjourn. Virginia Lane Seconds. All in favor.
Meeting adjourned at 9:57am.*

Respectfully submitted,
Joanne Asencio, CAM
Acting Secretary