

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
July 27, 2022

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held at the Tennis Club Building on Wednesday, July 27, 2022.

Directors Present: Brian King, Virginia Lane, Thomas Mulrooney, Ken Neyhart and Barry Silver. Hubert Cioromski, Patrick Nilan and John Harter joined by phone.

Also Present: Lori Nixon with Southwest Property Management and Scott Lay, SWCA Member in charge of Security

1. Virginia 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 Ken to waive the reading and approve the minutes for June 2022; seconded by Barry. Motion carried unanimously.**
5. Scott Ley, SWCA, was asked to speak prior to discussion of the agenda items. Mr. Ley expressed his concern with an incident involving a homeowner that has gotten out of control and the treatment of the gate guards. The Unit One Board ensured him that this matter along with a few others (speeding, vendors on site after specified hours) will be addressed immediately. Mr. Ley left the meeting after this discussion.
6. A. Treasurer Report – Brian King provided a financial overview. The D&O Insurance was renewed, there is one ongoing legal issue with a homeowner but the Board is hopeful this will be resolved soon.

Motion by Tom to accept the Treasurer's report; seconded by Ken. Motion carried unanimously.

B. ARC Report – Thomas provided a status on the following applications:

- a. *28442 Las Palmas – Window Replacement - Approved*
- b. *9852 Treasure Cay – Exterior House Painting - Approved*
- c. *9946 Ortega Lane – Paver Driveway - Approved*
- d. *9852 Treasure Cay – Storm Shutters - Approved*
- e. *28395 Highgate Drive – Sliding Door Replacement - Approved*
- f. *28373 Tasca Drive – Sidewalk/Lanscaping - Approved*
- g. *9860 White Sands – Circular Driveway – Pending, Board waiting on addt'l documentation*
- h. **Motion by Ken to approve all listed applications, as submitted with the exception of the 1 awaiting additional documentation; seconded by Brian. Motion passed unanimously.**

C. Violations Report – None to report

6. Reports of Committees – No committee reports
7. Tree Trimming – This project is complete. A proposal was submitted by Coastline Tree to remove 4 dead/nearly dead Queen Palms for \$600.00. **Motion by Ken to approve the proposal; seconded by Tom. Motion passed unanimously.** The Board will discuss billing the homeowners for this

service, per the Docs, once they are provided addresses. Lori will get this information from Coastline.

8. Update from SWCA Board Meeting – John provided an overview of the previous meeting. Items discussed:
 - a. A new lake maintenance contract was signed with Lake Doctors
 - b. Formation of a Contract Committee was discussed, their responsibility will be to oversee all new and renewed contracts.
 - c. Tasca Lot – ongoing discussion
 - d. Increase in security – A \$60,000 year increase for security and a possible assessment
 - e. Fountain at entrance leaking, seeking proposals for a proper solution
9. Brian advised the Board that he will be the contact person for any website updates.
10. Next Meeting August 24, 2022
11. **Adjournment – Motion by Hubert to adjourn the meeting at 10:42 AM; seconded by Brian. Motion passed unanimously.**

Submitted by Lori Nixon, CAM