

Approved - Minutes of the Spanish Wells Home Owners Association, Unit One Inc.
Board of Directors Meeting
3:00 PM on Tuesday, January 10, 2012
Hayden & Associates Office at 8891 Brighton Lane, Suite 126
Bonita Springs, FL 34135

By proper motion the Board of Directors meeting was called to order by President, Bud Trotta. Also present were Kathy Brenner, Ken Neyhart, Tim Voit and Jay Vandall from Hayden and Associates. Absent were David Jacobson.

Mr. Vandall, Hayden and Associates representative established a board meeting quorum and noted that the proof of notice of the meeting was duly met.

Meeting Minutes: By proper motion by Mrs. Brenner, seconded by Mr. Voit the December 13, 2011 meeting minutes were unanimously approved as written.

Presidents Report: Mr. Trotta reported Wade Ford was release. Resort Management was hired by (SWCA) Spanish Wells Community Association.

Treasurer's Report: Mr. Vandall presented the Financial report 12-31-12 that is attached in the Financial Book at Hayden's Office and by proper motion the Treasurer's Report was approved as presented..

Vice President/Architectural Review Report: Nothing to report.

Maintenance Committee Report: Mr. Neyhart started the update on Maintenance and violations, and Mr. Vandall presented the attached Managers Report and made part of these meeting minutes.

Mr. Vandall discussed Bonita Springs Code enforcement and Code Enforcement had been notified about the same home that is in Foreclosure on Treasure Cay Drive and noted the Realtor had also been notified several months back and nothing seemed to be getting done to comply as the swimming pool is black and the garage door is slightly ajar. It was noted the lawn is being cut monthly at the home.

ARC Report: Mr. Voit had nothing to report.

Communication/Newsletter Report: Nothing report by Mr. Jacobson absence because of illness.

Social Committee Report: Mrs. Brenner and Mr. Trotta requested a copy of the new owners.

Old Business:

- A. Violations: To be sent out to the committee and copied to Mr. Neyhart.
- B. Reconciliation Committee: There was much discussion on the Bonita Springs Code Enforcement and how management uses Code Enforcement to help to cut cost for the association.
- C. Website: To be brought back up in February on changing to having Hayden provide the website.

New Business:

- A. Annual Meeting Date: The attorney is waiting on the date and we will notify the Annual Meeting date is Feb. 23, 2012 @ 4 pm, and is working on the proxies to be voted on. Also noted the Annual Meeting date time was due to Escalante not charging for the use of the room.

Public Comments by Attending Owners: Discussion was on speeding in the community, Comcast, violations, owners emails, mailing, credit card payments for yearly assessments, and proxies used at the Annual Meeting that the Attorney had prepared. Mr. Webb is to bring up speed bumps at the SWCA meeting on next Wednesday and the cost for management by Hayden & Associates.

There being no further business to come before the Board, by proper motion the meeting was adjourned at 3:45 pm.

Jay A. Vandall - CAM