

Spanish Wells Homeowners Association, Unit One
July 26, 2016, Minutes

Meeting Minutes for Spanish Wells Unit One Homeowners Association, Inc.,
Board Meeting held on July 26, 2016, at 2:00 p.m., at Resort Management in Bonita Springs,
Florida.

Establish Quorum: Quorum was established by Ken Neyhart, President.

Board Present: Ken Neyhart, David Jacobson, Howard Meister, Keith Seleen, Larry Everly, Goble Floyd and Paul VonSchoeler was absent as he had resigned by written resignation.

Also Present: Jay Vandall, Association Manager with Resort Management and homeowners listed on the attached sign in sheet.

SWCA Report: Mr. Everly presented a report regarding the SWCA meeting which included discussion about the Golf Course, Wells Fargo and that the SWCA Board approved Bonita Bay's pond plan with the understanding that after the SWCA Board repairs the ponds then the individual owners lots located near the ponds will be held responsible to pay for pond repairs.

Approval of Minutes: Mr. Everly made the motion, seconded by Mr. Floyd to approve the June 14, 2016 Board of Directors meeting minutes as written and they were unanimously approved.

Treasurer's Report: Mr. Everly noted the financials were in good shape, and suggested that the Budget committee watch the 3 foreclosures and future unknown legal expenditures, so moved by Mr. Jacobson and seconded by Mr. Everly the motion carried unanimously.

Vice President Report: Mr. Jacobson noted nothing to report.

ARC Report: Mr. Meister and Mr. Vandall presented the ARC requests: 9972 Treasure Cay Lane requested to replace garage doors, 9884 Treasure Cay Lane requested new garage windows, 9969 Treasure Cay Lane requested to paint exterior of house and 28393 Las Palmas Circle to plant a shady tree. Mr. Meister moved to approve the ARC requests, seconded by Mr. Everly the motion carried unanimously.

Maintenance Report: Mr. Seleen provided the addresses of the violations and stated the Committee will review and approve the list before it goes to Mr. Vandall. Mr. Vandall will then check with the board for approval to proceed and place them put on a excel spread sheet so they can be kept track of. Mr. Seleen suggested the stop sign area on Tasca be cleaned up, and to be further addressed by SWCA and the golf course before work can begin.

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Special Projects Report: Mr. VonSchoeler was absent, but there was much discussion by the board concerning the ARC form. Mr. Floyd said he would put the required violation and letter together. Mr. Vandall stated he had a letter that could be plagiarized. Mr. Floyd thanked everyone for their effort.

Resort will start keeping track of the leases and rental forms and get the list of all charges for the board. The lease forms will be placed on the web site and no out of country back ground checks will be required.

Social Committee: Ms. Lyons gave a report and noted the next social will be August 18, 2016 and SWCA will be putting out a newsletter and each association will submit an article.

Old Business:

28401 Las Palmas Circle - Mr. Vandall notified the owner last month after the meeting she will need to submit a \$2500 refundable deposit for the pool project including all license and insurance information from the contractor.

Mr. Neyhart reported again there are at least three owners that have volunteered for the Compliance Committee.

New Business:

Mr. Neyhart reported that the 3 lots on White Sands by Greenleaf Builders are getting ready to close and Mr. Vandall reported they were there cutting the lots that morning.

Comments by owners: No comments.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 3:35 pm.

Respectfully submitted:
FOR THE BOARD
Jay Vandall, CAM

Spanish Wells Homeowners Association, Unit One
June 14, 2016, Minutes

Meeting Minutes for Spanish Wells Unit I Homeowners Association, Inc.,
Board Meeting held on June 14, 2016, at 2:00 p.m., at Resort Management in Bonita Springs,
Florida.

Establish Quorum: Quorum was established by Ken Neyhart, President.

Board Present: Ken Neyhart, David Jacobson, Howard Meister, Keith Seleen, Larry Everly, Goble Floyd and Paul VonSchoeler.

Also Present: Jay Vandall, Association Manager, with Resort Management and homeowners listed on the attached sign in sheet.

SWCA Report: Mr. Everly reported the SWCA meeting is next week and the SWCA Audit Committee meeting is this Friday. It was additionally reported Wells Fargo has four possibilities for the Golf Course and the SWCA Board will decide if one of the possibilities is favorable. Wells Fargo is expected to prepare a plan in 90 days and submit to the SWCA Board.

Approval of Minutes: Mr. VonSchoeler made the motion, seconded by Mr. Everly to approve the May 24, 2016 Board of Directors Meeting Minutes as written and were unanimously approved.

Treasurers Report: Mr. Everly noted the Financials were in good shape, and Mr. Neyhart requested the Budget Committee review the Association charges so everything is in line at the end the year.

Vice President Report: Mr. Jacobson noted the pond plat is on the website, and will place the governing documents on the website. Mr. Jacobson will email them to owners that request the documents.

ARC Report: Mr. Meister and Mr. Vandall presented 3 ARC requests: 9992 T/C requested to park a truck on his driveway and 9911 White Sands a garage door replacement. Mr. Meistersinger moved to approve the ARC requests, seconded by Mr. Floyd the motion carried. The Board agreed that the owner at 28411 Las Palmas will submit a \$2500 refundable deposit for the pool project and license and insurance information from the contractor will be submitted.

Maintenance Report: Mr. Seleen discussed how Big T Landscaping tree trimming progressed and that Louie would come back and trim more if needed at no extra charge. Mr. Seleen provided the address of the dead palms to Mr. Vandall.

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Special Projects Report: Mr. VonSchoeler submitted the Extended Guest Occupancy form and Article XV - 4 – Guest Occupancy/Lease Agreements forms and stated he would make the changes suggested by the Board which included requesting the resident's phone number, emails and vehicle registration area added on the form and having Mr. Miller and Mr. Peruses assist with the forms.

Social Committee: Ms. Lyons absent, no report given.

Old Business:

Mr. Neyhart reported unit one payables should be accompanied by "specific billing charges" to clarify exactly what the charge or charges represent and present the bills to the Board and Resort Management will get the codes and the billings correct.

Mr. Neyhart reported the review of forms, sales apps and rental or lease agreements, and transfer fee collections will accompany governing documents.

Mr. Neyhart reported the Budget Committee review on expenditures to date, where the Association stands financially as per budget for the remainder of 2016 and proceed for getting the budget finalized after the SWCA budget is approved.

Mr. Neyhart reported the Compliance Committee will commence with their organization and accept volunteers to serve on the committee. There are at least two owners that have volunteered and they will determine if a volunteer from each street would be willing to serve.

New Business:

Mr. Neyhart reported that an "owner" will have 3 minutes to address a topic to the Board unless an exception has been granted by Board.

Mr. Neyhart reported that Renters and dogs are creating problems with enforcement; the owners are not informing their renters of the rules and considerations pertaining to dogs and their renters.

Comments by owners: No comments.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 3:45 pm.

Respectfully submitted:

FOR THE BOARD
Jay Vandall, CAM

Spanish Wells Homeowners Association, Unit One
May 24, 2016, Minutes

Minutes from a for Spanish Wells Unit I Homeowners Association, Inc.,
Board Meeting held on May 24, 2016, at 2:00 p.m., at Resort Management,
Bonita Springs, Florida.

Establish Quorum: Quorum was established by Ken Neyhart, President.

Board Present: Ken Neyhart, David Jacobson, Howard Meister, Keith Seleen, Larry Everly, Goble Floyd and Paul VonSchoeler.

Also Present: Jay Vandall and Ashley Straface Association Manager's, with Resort Management and see attached sign in sheet.

SWCA Report: Mr. Everly reported that Wells Fargo has been assigned stewardship of the Golf Club due to the Bankruptcy filled by Escalante. SWCA and Wells Fargo will work together until a new owner is found. SWCA is also readdressing the phase 2 lake and pond renovation project In Marbella because some Marbella residents have objected to the rip rap installation that has been done.

Approval of Minutes: Mr. Floyd made the motion to approve the April 19, 2016, Board of Directors Meeting Minutes, as written and 2nd by Mr. Everly and approved.

Treasures Report: Mr. Everly noted the Financials were in good shape, but Mr. Neyhart asked the Budget Committee to look at the Association charges so everything was in good shape.

Vice President Report: Mr. Jacobson asked for a roster of owners.

ARC Report: Mr. Meister and Mr. Vandall presented 3 ARC requests for board approval, 9929 Ortega Lane to paint the exterior of the home, 9909 White Sands to allow repairing the paver driveway providing no more Sunday work is being done and 28497 Las Palmas Circle to paint exterior of the home, Motion to approve these ARC requests by Mr. Meister, motion 2nd by Mr. Floyd, motion carried.

Maintenance Report: Mr. Seleen and Mr. Vandall noted violation letters were done and presented to the board, Mr. Seleen discussed how Big T Landscaping tree trimming went and that Louie would come back and trim more if needed for no extra charge and Mr. Seleen would get the address of the dead palms to Mr. Vandall.

Special Projects Report: Mr. VonSchoeler suggested that a package of information and instructions be prepared for all owners to accompany the new governing documents to include

new sales applications, new rental or lease applications and a reminder of the transfer fee owed to Unit One to be paid at closing of a property purchase.

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Old Business: Mr. Neyhart expressed concern that expenses for legal fees and document re-write fees are continuing to mount. Mr. Neyhart would like the Budget Workshop Committee to review the Unit One financial status to make sure that at mid year we are not spending more than what has been budgeted in order to prevent a financial hardship before years end.

New Business: Mr. Neyhart has asked the BOD to suggest a name for the Fining Committee such as the Compliance Committee so as to sound less harsh and more neighborly. Mr. Neyhart also asked Mr. Vandall to collect the newly adopted State Of Florida procedures required to effectively form such a committee. There were 2 new ARC requests discussed by the BOD from owners: Mr. Guy Scavone at 9992 Treasure Cay Lane has submitted a request for installing an above swimming ground pool. This is prohibited by both the old and the new governing documents and was denied by unanimously by the BOD. Mr. Rutenbeck of 9855 Treasure Cay Lane submitted a request to install a paver driveway which was not part of his original ARC request to do exterior work on his home, the driveway request was denied because it contained language that would allow him to "remediate" the storm water catch basin which is not within the authority of the Unit One ARC committee or the Unit One BOD. Mr. Rutenbeck strongly disagreed with the decision of the BOD and was asked to remove himself from the meeting after expressing his distaste for Resort Management and the Unit One BOD.

Comments by owners: No comments.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 3:45 pm.

Respectfully submitted,

FOR THE BOARD
Jay Vandall, CAM

Spanish Wells Homeowners Association, Unit One
April 19, 2016, Minutes

Minutes from a for Spanish Wells Unit I Homeowners Association, Inc.,
Board Meeting held on April 19, 2016, at 2:00 p.m., at Resort Management,
Bonita Springs, Florida.

Establish Quorum: Quorum was established by Ken Neyhart, present.

Board Present: Ken Neyhart, David Jacobson, Howard Meister, Keith Seleen, Larry Everly and Paul VonSchoeler.

Also Present: Jay Vandall Association Manager's, with Resort Management and see attached sign in sheet.

SWCA Rep. Report: Mr. Everly noted no SWCA report given because no BOD meeting, but the SWCA Audit Committee met and were watching the Phase 2 pond project.

Approval of Minutes: Mr. VonSchoeler made the motion to approve the March 22, 2016, Board of Directors Meeting Minutes, after they been amended and 2nd by Mr. Jacobson and approved.

Treasures Report: Mr. Everly noted the Financials were in good shape, but the Association Attorney going after past due collections owed by owners that still have not paid.

Vice President Report: Mr. Jacobson nothing to report.

ARC Report: Mr. Meister and Mr. Vandall presented the manager's report from April, Mr. Meister made the motion to approve the 2 ARC request from 9911 White Sands, pool enclosure, 28345 Las Palmas Circle, exterior painting and seconded by Mr. VonSchoeler and approved.

Maintenance Report: Mr. Vandall noted violation inspections were done and mailed and sheet of all violation presented to the Board, Mr. Seleen presented 3 tree bids and Mr. Seleen made the motion to except Big T Landscaping bid as the best price, Mr. Meister 2nd and approved and will be done in May.

Special Projects Report – Mr. VonSchoeler noted that all 3 articles items passed at the Special Meeting of the membership and Mr. Vandall told the Board that Collen Klaudingi had come to review the records and she was sent away as no one could review today because Mr. Vandall in a Board Meeting.

Old Business:

Mr. Neyhart wanted the SW Unit 1 Audit Committee to review and track the number of mailings and money spent on the Governing Document Revision. Mr. Neyhart reminded the Board Mr. Tally had resigned and Mr. Seleen made the motion to assigned Goble Floyd to the board 2nd by Mr. Everly and approved and Mr. Floyd accepted.

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New Business:

9895 Treasurer Cay has no paver driveway ARC on file, and Mr. Vandall explained he would go by and talk to the owners to file an ARC form, but would not accept any storm drain work which SWCA has sent an Attorney letter on

Comments by owners: No comments.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 2:55 pm.

Respectfully submitted,

FOR THE BOARD
Jay Vandall, CAM

Spanish Wells Homeowners Association, Unit One
March 22, 2016, Minutes

Minutes from a for Spanish Wells Unit I Homeowners Association, Inc.,
Board Meeting held on March 22, 2016, at 2:00 p.m., at Resort Management,
Bonita Springs, Florida.

Establish Quorum: Quorum was established by Ken Neyhart, present.

Board Present: Ken Neyhart, David Jacobson, Howard Meister, Keith Seleen, Larry Everly and Paul VonSchoeler absent.

Also Present: Jay Vandall Association Manager's, with Resort Management and see attached sign in sheet.

SWCA Rep. Report: Mr. Everly noted no SWCA report given because no BOD meeting.

Approval of Minutes: Mr. Everly made the motion to not approve the February 24, 2016, Annual Meeting Minutes, and 2nd by Mr. Jacobson and not approved until amended.

Treasures Report: Mr. Everly noted the Financials were not completed as of the date.

Vice President Report: Mr. Jacobson nothing to report.

ARC Report: Mr. Meister and Mr. Vandall presented the Managers report from February and March Mr. Meister made the motion to approve the 3ARC request from 9911 White Sands, New plantings, 28420 and 28465 Las Palmas Circle painting and seconded by Mr. VonSchoeler and approved unanimously.

Maintenance Report: Mr. Vandall noted violation inspections were not done and 28357 Tasca Drive trash was cleaned up by Sapphire Maint.

Social Committee Report: Mrs. Lyons who is the committee rep. noted that they wanted to thank the Lake Club.

Special Projects Report – Mr. Neyhart noted the 3 Town Hall meetings went well and for all Board members to work their streets and to follow up on the proxies

Old Business:

1. Write off all unpaid bad debt for 2015 and find out from the association attorney Jason Mike how much to write off.
2. All Board members to getting keep the proxies signed by the membership and Mr. Seleen to work with Ms. Freeland on the total of proxies.

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Old Business Continued:

3. Sales contract has to be amended because the Board does not approve the sale and does object to sales application.
4. All delinquent accounts to be set over to the association attorney for collection
5. 9955 Treasure Cay Drive the owner has not sent in his request even after 3 times per the Board, The owner was present and said he would comply and apoilzsed.

New Business:

Ms. Lyons accepted the position of Social Committee.

Comments by owners: No comments.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 3:05 pm.

Respectfully submitted,

FOR THE BOARD