

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
April 28, 2021
Approved Minutes

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held at the Card Room at the Club House on Wednesday April 28, 2021

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

Also, Present: Joyce Sissum (CAM)

1. Roll call of Directors established.
2. Notice was posted 48 hours prior to the meeting per Florida Statute.
3. A quorum was present with the board members above and several homeowners the meeting was called to order at 9:00am., by President Brian King.
4. Approval of Minutes from previous meeting. Dan Fisher motioned to approve the minutes and Gina Lane seconded. All in favor.

5. Report of Directors/Committees

- a. **SWCA committee-** Ann Baily reported SWCA was looking for people to serve on the fining committee. She also reported that the plan of removing a tennis court and replacing it with a pickle ball court. There was also discussion of installing speed tables.
- b. **Fining committee-** Gina Lane had nothing to report.
- c. **Treasurer Report-** Dan Fisher gave a Treasurer's Report. He reported that there were 5 owners who were delinquent. Two of the owners are at the attorney.
- d. **Maintenance / Violation committee:** Barry Silver and Joyce Sissum reported that they drove the community together and there were 48 roof violations. That there were 4 border line. There was a discussion and it was decided that the owners would have 30 days to comply before a second letter would go out.
- e. **ARC-** Howard Meister gave the ARC report.

9885 Treasure Cay- Roof approved
9860 Treasure Cay – Drive Way approved pending contractor signature
9933 Ortega Lane– Front door and window approved pending signature
9940 Treasure Cay – Painting- approved
9902 White Sands – Painting- approved
9923 Treasure Cay – Front Wall - approved

Unfinished Business

1. Activity Behind Tasca- It was reported that there are parties, dog walking and people carrying on in the maintenance access area behind Tasca. Owners are advised to call the police.
2. Leans and Bar Codes deactivated- Brian King reported that there is one owner at this time whose bar code was deactivated. That owner will also be responsible for the attorney fees.
3. Estimate for Trimming Palms- Barry Sliver stated that there were two estimates and one more coming. Will have at the next meeting.

New Business

1. Open ARC

9885 Treasure Cay- Roof approved
9860 Treasure Cay – Drive Way approved pending contractor signature
9933 Ortega Lane– Front door and window approved pending signature
9940 Treasure Cay – Painting- approved
9902 Sands – Painting- approved

2. Open Legal matters- Brian King gave an update on 28373 Tasca and stated that it is going to court for determination of going to public auction on May 4, 2021.
3. Trash out before garbage day- There was a discussion regarding people putting out trash several days before pick up day.
4. Standard Swale Improvement Procedure- Ken Neyhart reported that there were 9 swales that had rocks in front of the culvert and this would block the water from flowing. Some Board members stated that the rocks were placed there to keep critters from getting in there. The Board designated Tom Mulrooney to head up a committee to inspect them and devise a universal plan.
5. Update from SWCA Board Meeting 4/22/2021- this was addressed in the Directors report earlier.

6. Newsletter- Brian King stated that he had two volunteers to produce a quarterly newsletter for Spanish Wells 2. The volunteers are Rita King and Mora Higgins.
7. Noise complaints- Brian King stated that there were owners complaining to him about noise from neighbors. There was a discussion. The hours of noise are permissible.
8. CAI Membership- Dan Fisher addressed the Board on the benefits of becoming a member of CAI. The cost is \$295.00 a year. Dan Fisher motioned to join CAI seconded by Barry Silver with all in favor.

*6. Adjournment: Dan Fisher motions to adjourn. Virginia Lane Seconds. All in favor.
Meeting adjourned at 10:30.*

Respectfully submitted,
Joyce Sissum, CAM