

**Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
May 26, 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 May 26, 2021

Directors Present: Ken Neyhart, Barry Silver, Gina Lane, Brian King, Dan Fischer, Howard Meister. 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 on the SWCA monthly meeting. She indicated that converting one of the tennis courts to 4 pickle ball courts and improving the 3 bocce ball courts was approved.
 - b. **Fining committee-** Gina Lane indicated that she would convene the fining committee once appropriate documentation was delivered to the residences in violation.
 - c. **Treasurer Report-** Dan Fisher gave a Treasurer's Report. He reported that there is currently a surplus of \$7,000 for 2021. He requested that Southwest Property Management update the Board on completion of the 2020 tax returns.
 - d. **Maintenance / Violation committee:** Barry Silver and Joyce Sissum reported that they would be inspecting the community this coming week to see what homeowners need to receive a second notice.
 - e. **ARC-** Howard Meister provided input on the pending ARC's .

9821 Treasure Cay – Paver driveway
9962 Ortega – Solar panels
9928 Treasure Cay- Aluminum gutters

9860 Treasure Cay- Pavers
9933 Ortega- Doors & windows
9932 Treasure Cay- Roof
9962 Ortega- Paint exterior
9860 Treasure Cay- pool cage
28414 Tasca- Generator

All were approved by the Board, Southwest Property Management was tasked with notifying the residents of the Boards decision.

Unfinished Business

1. Notices of mold on the roof- There were 48 violation letters sent in April for dirty/moldy roofs. Barry Silver and Joyce Sissum will reinspect the property this coming week and send second notices.
2. Estimate for Trimming Palms- Barry Silver and Joyce Sissum presented 3 bids for the trimming of the queen palms. Barry Silver motioned to approve the proposal from Grow seconded by Howard Meister and carried by all.
1. Open Legal matters- Brian King gave an update on 28373 Tasca and stated that it is going to public auction on June 7, 2021. He also reported that there was talk of 28415 Tasca being put up for sale and the outstanding fines and remaining assessment needed to be addressed. Dan Fischer indicated it would handle with the estoppel.
2. Culvert Blockage Inspection- Brian King gave a report on the culverts that were being blocked by rocks throughout the community which was consistent with Ken Neyhart's findings. There was a total of 4 and they will receive letters to remove the rocks from Southwest Property Management.
3. Fine, Penalties and inspections- Southwest Property Management was to notify the owners of 9926 Ortega that the POD that had been in the driveway for multiple weeks must be removed immediately in compliance with HOA1 and SWCA rules.

6. *Adjournment: Virginia Lane motioned to adjourn. Brian King Second. All in favor. Meeting adjourned at 10:30.*

Respectfully submitted,
Joyce Sissum, CAM