

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
November 8, 2023

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held in the Card Room on Wednesday November 8, 2023 at 2:00 pm

Directors Present: Hubert Cioromski joined by phone. Brian King, Barry Silver, Tom Mulrooney, Guy Crucil, Daniel Fischer, and John Harter were present.

Also Present: Carolyn Sabin, PCAM with Seacrest Southwest Property Management was also present along with several owners.

The meeting was called to order at 2:01 pm. The notice was posted 48 hours prior to the meeting per Florida Statute. A quorum of board members was present. A Motion to approve the minutes from September 27, 2023, by Dan Fischer seconded by Tom Mulrooney was unanimously approved.

Brian King reported that he was notified that Florida Senate Bill 919 was passed to reflect that no topics except those included on the posted agenda could be discussed at a board meeting. The Bill also provides owners the opportunity to talk for 3 minutes at any meeting on listed agenda items.

REPORTS

Financial:

Dan Fischer reported upon review of the financials that September year-to-date income was over budget at \$12,582 due mainly to sales resulting in capital contributions and estoppel fees. Expenses were under budget by \$994 which will leave a little higher surplus than anticipated.

The 2024 budget as presented was sent to all owners in the budget adoption notice. The notice distributed omitted the anticipated income for Capital Contribution arising from the sale of Unit One homes in the amount of \$3,600. A motion to approve the 2024 budget pending the adjustment for the Capital Contribution by Dan Fischer seconded by John Harter was unanimously approved. Notices regarding the assessment to residents will be mailed via USPS to all residents in addition to the electronic notifications by December 1st.

A motion to approve the Treasurers Report by Brian King seconded by John Harter was unanimously approved.

Inspections/ Violations:

Barry Silver reported items including real estate signs on vehicles after hours, lawn condition (including mowing and weed control) and leaning trees. Notification will be sent to owners regarding all violations that must be resolved. Residents that have previously

received notification and not taken action to resolve the issue will be notified they are subject to a fining committee review.

Residents with leaning trees will be identified and owners will be notified that their trees are required to be straightened and supported or removed as they present a potential injury or property damage risk. Barry will draft a letter and will bring it to the next meeting for review. A motion to approve Inspections by Brian King seconded by Tom Mulrooney was unanimously approved. Mailboxes were discussed and an email will be sent to owners regarding the repair and maintenance with the information on product model for the mailbox and numbers and where to procure them. It was also mentioned that numbers can be reattached with Crazy Glue or a similar product. The Florida heat takes a toll on the adhesive on the numbers over time.

Swale Study

Guy Crucil reported that a report from Grady Minor, a civil engineer, along with a quote to complete the study for around \$20k was received. Discussion followed that given the amount of the investment Guy should formally approach the new SWCA board to determine if SWCA will take responsibility for reviewing and enforcing the maintenance requirements surrounding the flooding due to grading issues in the swales. SWCA is ultimately responsible for the review and enforcement of swale grading and drainage. Previous Boards have pushed the effort off to the sub-unit, it was decided returning to the new SWCA Board was a prudent action before expending Unit One resources.

A motion to approve the Swale Study Report by Hubert Cioromski seconded by John Harter was unanimously approved.

Website Update

John Harter reported that certain forms on the website may need to be modified including who they are distributed to electronically. This will be researched and adjusted accordingly.

NEW BUSINESS

CLC Committee

Tim provided an agenda for the next meeting and discussed some of the objectives of the committee in relaying the communities input and ideas on improving and operating the Social and Golf Club amenities within Spanish Wells.

He also reported there are currently 668 members with 250 being full golf members. The Committee makes recommendations on items brought before the SWCA Board.

SWCA Update

There has been a big change in the Board with resignation and replacement of several members. The Board is currently addressing the formation of committees made up of volunteer members from the community to serve and bring their expertise to improve Spanish Wells in a more transparent way with representation from residents.

The following were also highlighted in the update:

1. The primary focus is wrapping up the corrected financial statements which appears to be an entity consolidation issue. There are no funds missing and this appears to be an accounting entry issue. A great deal of effort is being put forth by the Treasurer and Finance Committee to get this completed. Once complete the Audit can be finished and the final tax situation determined.
2. The Board wants to create several new sub-committees, including a Strategic Planning Committee to review the best path forward for the use of club facilities and will also be working on a 5 year and 10-year plans for the Community as a whole. The current intention is to hire an outside consultant to render an independent evaluation of the community and its resources.
3. Homes will be transitioning from cable to web-based cable with Summit working out the details with each owner. They will install new fiber optic cables which will increase internet speeds.

Update on Legal – Nothing this month to update with Legal.

With nothing further to discuss, a motion to adjourn at 3:32 pm by Barry Silver seconded by Guy Crucil was approved.