

**Spanish Wells Unit One Homeowners Association  
Board of Directors Meeting  
June 23, 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 June 23, 2021

**Directors Present:** Ken Neyhart, Barry Silver, Brian King, Dan Fischer, Howard Meister, Thomas Mulrooney and Gina Lane 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. Ken Neyhart motioned to approve the minutes and Barry Sliver seconded. All in favor.
5. **Report of Directors/Committees**
  - a. **SWCA committee-** Ann Baily reported on SWCA. She also reported that there was the discussion at the last meeting to create a health and environmental committee to clean out the preserves through out the community of evasive plants, Cain Toads and debris. There needed to be clarification of a few of the preserves because two are in question. They belong to the individual Associations and they should be maintained by them. She was asked to go to Board and report back to SWCA the opinions of the Association. She also reported that the SWAC Board wants to pursue the enforcement of the Rules and Regulations of the community. She stated that SWCA wants to interview a person from each sub-Association for a newsletter. Dan Fischer asked if there was a credit from Waste Water Management. Ann was not aware.
  - b. **Fining committee-** Gina Lane was absent so there was no report.
  - c. **Treasurer Report-** Dan Fisher gave a Treasurer's Report. He reported that there is currently a surplus due to increases in Capital Contributions and application fees because there have been many sales. He asked to have bookkeeper check on tax return extension. There are two people with prepaid assessments that need to be researched.

**d. Maintenance / Violation committee:** Barry Silver and Joyce Sissum reported that they would be reinspecting the community this two weeks to see what homeowners had complied and cleaned their roofs. Those who have not will be turned over to the fining committee.

**e. ARC-** Howard Meister reviewed the pending ARC requests

9852 Treasure Cay – New Roof

9851 Treasure Cay – Pavers

28344 Tasca -Impact windows shutters

9924 Treasure Cay – paint not approved due to colors

Howard Meister motioned to approve 9852 Treasure Cay, 9851 Treasure Cay and 28344 Tasca, and deny 9924 Treasure Cay for color selection seconded by Thomas Mulrooney and carried by all.

### **Unfinished Business**

- 1. Notices of mold on the roof-** Barry Silver and Joyce Sissum will reinspect the property this coming week send those owners who have not complied to the fining committee.
- 2. Estimate for Trimming Palms-** The trees were trimmed and looked good to the homeowners
- 3. Culvert Blockage-** There are 4 homeowners that need to receive second letters for the culvert blockage. There is one homeowner who needs a final notice for pod removal in the driveway. (9926 Ortega)

### **New Business**

- 1. SWAC-** please see report from Ann Baily previously mentioned.
- 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. That the date was pushed back to July 7, 2021.
- 3. WEB Site -** Brian King suggested that the web site be inactivated until such time as it is updated. AppFolio currently meets the requirements for a web site and Southwest was asked to provide a list of owners who are registered.
- 4. Newsletter recommendations-** Brian King asked for recommendations for the newsletter the deadline is the end of July.
- 5. Social Pursues-** There was a discussion of some ideas for future social events that included block parties and food trucks.

6. *Adjournment: Ken Neyhart motioned to adjourn. Barry Silver Second. All in favor.  
Meeting adjourned at 10:35.*

Respectfully submitted,  
Joyce Sissum, CAM