

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
June 28, 2023

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held in the Card Room on Wednesday, June 28, 2023.

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

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

The meeting was called to order at 9:05 AM. 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 May 24, 2023, by Brian King seconded by Guy Crucil was unanimously approved.

REPORTS

Dan Fischer reported that funds had been moved to First Foundation as BMO Harris was not competitive in their rates. Year-to-date revenue and expenses are overbudget \$8200 and \$2926 respectively resulting in a surplus of \$5,273. The Contract with Lee County to patrol was for all 12 months. Dan Fischer will check with them to find out when they will be picking this back up. A motion to approve the Treasurers report by Brian King seconded by Barry Silver was unanimously approved.

Inspections – Barry Silver reported the following:

- 18258 Tasca has a roof that was cleaned, but not a very good job. Will contact the owner to have the contractor redo the roof cleaning.
- 9847 Treasure Cay, the lawn is not good and needs to have irrigation fixed and needs fertilizer. A first notice needs to be sent to fix the issues.
- 9949 Treasure Cay – Need to know if there is a completion date on the ARC.
- 9915 Corner of Ortega & White Sands has their lanai screens down. This will be inspected, and letters sent.

Swale Study – Guy Crucil reported that he had called City and found out it should be under the CDD, but they are understaffed and not really getting back to him. The Village has no control over the swales. The 5 vacant lots that if built on would need to have swales installed. There are currently no specific guidelines for swales. There was a suggestion that there be one vendor to handle all owners with swales to be consistent, but this can't really be mandated, just suggested. SWCA flooding issues needs to have a study with an engineering opinion but may need to get a special assessment to get this done. Identifying what properties need to be fixed is needed, so Guy Crucil and Hubert Cioromski will work on this. There is \$13,000 left to get engineering to get it done right.

Maintenance Committee – A suggestion that there be more people to help with the violation inspections that can report to Barry Silver their findings. Barry Silver will then inspect and verify and/or have letters sent or contact owners. A motion to establish a Maintenance Committee to assist Barry Silver in identifying properties that have potential problems that need attention by Dan Fischer seconded by Brian King was unanimously approved.

Website Update – John Harter encouraged all Board members to inspect the website and review any issues and suggestions for improvement. The idea is to have a more user-friendly site with the redesign. The letter from the President should be from the Board and have it on the information page.

Social Committee – Hubert Cioromski reported a suggested date list is in the works and is very open for anyone to add their ideas.

Legal Update – Brian King reported he had talked to the attorney, Hamilton Mikes about 9960 Treasure Cay and this issue is coming to a close in about 2 weeks.

The new lease applications have a new format, and the Real Estate department is directed to refuse any old application and provide the new format for them to complete and resend.

NEW BUSINESS

SWCA Board – John Harter reported that the maintenance entrance offer came in and was accepted and the 50-day period for sale to go through with the likelihood of a home being built on the property. There are currently 2 major issues, and they are working to deal with the build-out at the clubhouse with 5500 square feet of uncemented and gravel floors with plans to partially finish. Current Board plans have been approved by the city at a cost of \$500k. The plans propose 2 additional offices for Indigo Management Co that was promised from the start. Any overages will come out of the operating funds. The year-end audit has been delayed and now Stroemer has frozen the audit with a \$1.5m discrepancy that needs to be investigated. The lakes and ponds are in bad condition with the golf courses not getting watered effectively due to the state of the ponds and lakes. Other items discussed were fitness center improvements at \$100k, negligence issue is several years old and may need to get attorneys involved. There will be a special meeting on July 6th when a request for a forensic audit can be suggested.

ARC Approvals

1. 9946 Ortega Ln. – new driveway
2. 28349 Tasca – new driveway
3. 9949 Treasure Cay – Roof replacement
4. 9916 Treasure Cay – Roof replacement
5. 9924 Treasure Cay – Paint front door
6. 28414 Tasca – New front door
7. 28415 Tasca – Roof replacement
8. 28475 Las Palms – Install shutters.
9. 9917 Ortega – Roof replacement

A motion to approve all of the items except 9949 Treasure Cay by Guy Crucil seconded by Dan Fischer was unanimously approved.

A motion to approve 9949 Treasure Cay if completion date is within 60 days by Guy Crucil seconded by Brian King was unanimously approved.

With nothing further to discuss a motion to adjourn at 11:01 am by John Harter seconded by Brian King was approved.

Respectfully submitted,
Carolyn Sabin, PCAM
Association Manager