

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
Unapproved Meeting Minutes
May 25, 2022

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 25, 2022.

Directors Present: Patrick Nilan, Brian King, Virginia Lane, Ken Neyhart and Barry Silver. Hubert Cioromski was present by phone as well as John Harter. Thomas Mulrooney was absent.

Also Present: Lori Nixon with Southwest Property Management and other homeowners .

1. Patrick Nilan called the meeting to order at 9:00 AM.
2. Notice was emailed to each owner and posted 48 hours prior to the meeting per Florida Statute.
3. A quorum of board members was present
4. **Motion by Virginia to waive the reading and approve the minutes for February 2022; seconded by Patrick. Motion carried unanimously.**
5. Treasurer Report – Brian King provided a financial overview. Delinquent assessments due by SWCA will be deducted from next payment.

Two homeowners have asked forgiveness of late fees and interest. The homeowner who paid their balance in full on the same day the interest was charged, will be forgiven and fees will be waived. The second homeowner has been late in the past and will not be forgiven. Fees will remain.

The association website recurring payment must be paid by credit card. The Board has discussed the terms with SWPM and can obtain a credit card from their existing bank with no fees and a maximum credit line of \$5,000. The board was unable to request a lower credit line as that is the minimum the bank allows. The Board of Directors recommend that the cardholder of record be designated as the Treasurer, Brian P. King. The card will be kept at the SWPM office locked in a safe. **Motion by Virginia to approve the \$5000 credit card with the contingency that any expenditures other than website related must be approved by the Board and Brian King will have authority to approve expenditures on the card outside of the website charges if he deems it as an emergency; seconded by Patrick. Motion carried unanimously.**

6. Violations Report – Barry Silver advised the lawn at 28373 Tasca Lane still has not been mowed. Closing is tentatively scheduled for the end of May, a letter will be sent to the new owner indicating this must be done immediately.
7. ARC Report – Brian King provided input on the following applications:
 - a. 28379 Las Palmas Circle – Paint Home Approved
 - b. 9907 White Sands – Hurricane Screens - Approved
 - c. 9968 Treasure Cay – Windows - Approved
 - d. 9866 White Sands – Roof - Approved
 - e. 28483 Las Palmas - Roof -- Approved
 - f. 28399 Tasca Drive – Decorative Shutters - Approved
 - g. **Motion by Ken to approve all listed applications, as submitted; seconded by Brian. Motion passed unanimously.**

8. Landscaping Common Areas – The Board discussed the area behind Tasca Drive adjacent to the maintenance yard that has become a dumping ground. John has agreed to contact SWCA and facilitate an agreement to have SWCA add this issue to their agenda and propose a solution which includes clean up and future use of the land.
9. Tree Trimming – Barry and Lori have obtained multiple proposals from vendors to cut the Queen Palms throughout the community. The bids range from approximately \$3500 to \$7800. The most cost effective bid was submitted by a homeowner within Spanish Wells Unit One who works for Coastline. This company has trimmed the trees for the association in the past
10. Legal Update – Brian informed the Board there is 3 homeowners who are still delinquent after receiving barcode suspension warnings. **Motion by Ken to suspend their barcodes if not paid by June 1, per the warning letter; seconded by Brian. Motion passed unanimously.**
11. Social Committee – Rita King updated all those present. Meet & Greet in May had many new faces. Moira Higgins creates the newsletter and Kevin Connearney will be sending them to homeowners via email blast. Jane informed the Board they will also be distributed in the new homeowner packets. It was suggested that copies should also be available at the Meet & Greets.
12. Update from SWCA Board Meeting - John provided a detailed overview of the previous meeting. Some of the topics discussed included the sale of the home on Tasca Drive and Treasure Cay, both awaiting bank approval.
Cable TV – more information will be coming regarding some major changes that would affect each home
Discussion regarding the Board and more participation with SWCA to ensure follow up and follow through on issues rather than just discussion.
13. Adjournment – **Motion by Brian to adjourn the meeting at 10:40 AM; seconded by Virginia. Motion passed unanimously.**

Submitted by Lori Nixon, CAM