

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
August 24, 2022

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held at the Tennis Club Building on Wednesday, August 24, 2022.

Directors Present: Brian King, Virginia Lane, Thomas Mulrooney, and Patrick Nilan. John Harter joined by phone. Barry Silver and Hubert Cioromski were not in attendance.

Also Present: Lori Nixon with Southwest Property Management and homeowners from Spanish Wells Unit One

1. Pat called the meeting to order at 9:00 AM.
2. Notice was 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 July 2022; seconded by Brian. Motion carried unanimously.**
5. Reports of Directors:

A. Treasurer Report – Brian King provided a financial overview. Florida has increased the maximum amount to collect for estoppel fees to \$299.

Motion by Pat to accept the Treasurer’s report as well as the increase in estoppel fees; seconded by Tom. Motion carried unanimously.

B. ARC Report – Thomas provided a status on the following applications:

- a. *28352 Tasca Drive – Window Replacement – Approved*
- b. *9852 Treasure Cay – Ext. Paint/Stucco Repair - Approved*
- c. *9860 White Sands – Circular Driveway – Pending, Board waiting on addt’l documentation*
- d. **Motion by Pat to approve all listed applications, as submitted with the exception of the 1 awaiting additional documentation; seconded by Virginia. Motion passed unanimously.**

The Board discussed culverts, swales, new driveways, etc. Tom will prepare revised verbiage for the ARC and present to the Board at the next meeting.

C. Violations Report – None to report. Discussion ensued regarding a homeowner with an unauthorized tenant. Owner was contacted and has since complied.

6. Reports of Committees:

A. Social Committee – Rita shared the 2022-2023 Social Schedule. The Committee requested the use of the association credit card just to hold a reservation for a Christmas Light Trolley in the amount of \$600. The Board requested additional information and will make a decision at the next meeting.

7. Dead Tree Removal – Coastline removed dead trees from multiple properties. Homeowners, per the Docs, were invoiced for this service .
8. Update from SWCA Board Meeting – John provided an overview of the previous meeting and advised of another meeting this afternoon. Items discussed:
 - a. SWCA has agreed to maintain a 5’ swatch along the fenceline behind Tasca. They are prepared to vote on cleaning up the trees, weeds and other foliage as bids received were between \$12 and 15,000. The Treasure Cay lot has sold, owner would like to build a home on the lot. Other items of discussion included fountain repairs, old 41 expansion, guardhouse renovations and budget process. Discussion on these items will continue at today’s meeting.
9. Pat mentioned recent bear sightings and reminded owners that trash should always be contained.
10. A homeowner advised the lease application on the website needs to be updated along with other information. Brian will discuss updates with the volunteer handling the website.
11. Next Meeting September 28, 2022
12. **Adjournment – Motion by Pat to adjourn the meeting at 10:19 AM; seconded by Virginia. Motion passed unanimously.**

Submitted by Lori Nixon, CAM