

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
February 23, 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 February 23, 2022.

Directors Present: Dan Fischer, Brian King, Gina Lane, Howard Meister, Thomas Mulrooney, Ken Neyhart and Barry Silver.

Also Present: Elaine Perez with Southwest Property Management and other homeowners.

1. Brian King called the meeting to order at 9:04 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 - No quorum of the membership established. Therefore, the Annual Meeting is being postponed. Ken motioned. The motion was seconded by Tom. AIF.
4. Minutes for January 2022 Approved. Tom motioned. Virginia seconded the motion. AIF.
5. Treasurer Report – Dan Fischer informed all those present that there are a significant number of owners who are delinquent. Late fees and interest have been assessed to everyone.
6. Dan Fischer reported that the Lee County Sheriff's provide monitoring 1 x per month. They provide stop sign violations. During their last patrol on 2/10/2022, they stopped 11 people and issued 6 tickets. 6 warnings were issued for failure to stop. 1 person with no driver's license. Sheriff patrols for SWCA also. Averaging 4-5 tickets for failure to stop at stop sign.
7. Violations Report – Barry Silver updated all those present that all dirty roof violations have been corrected. All responded except for one. Some homes are in litigation with their insurance company.
8. ARC Report – Howard Meister provided in put on the following applications:
 - a. 9460 Treasure Cay – Paint Home Approved
 - b. 28344 *Tasca* – New Roof - Approved
 - c. 9940 Treasure Cay – Paint Home - Approved
 - d. *Howard motioned, Dan seconded, to approve the above applications recommended for approval. The motion passed unanimously.*
9. Legal Update – Brian updated – Report attached.
10. Flags – Allowed vs Not Allowed. Cannot selectively enforce.
11. Social Committee – Jane Fisher updated all those present. Good Meet & Greet held. 2/24 Ladies Luncheon. Possible block party being planned or a Sunset Cruise. Rick & Mary's place for next Meet & Greet. Purchase of tables for events approved by the BOD. Ken motioned. Barry seconded the motion. All in favor to purchase 3 tables.
12. Adjournment
Tom moved, Virginia seconded, to adjourn the meeting at 10: AM. Motion passed unanimously.

Submitted by Elaine Perez, CAM