

Spanish Wells Unit One Homeowners Association
Board of Directors Meeting
November 12, 2024

Minutes from a Board of Directors meeting for the Spanish Wells Unit One Homeowners Association, Inc. held in the Card Room on Tuesday November 12, 2024, at 2:00 pm

Directors Present: Brian King, Tom Mulrooney, Ken Neyhart, John Harter, Al Wright, and Guy Crucil were present in person. Hubert Cioromski

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

The meeting was called to order at 2:00 pm. 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 September 11, 2024, by Tom Mulrooney seconded John Harter was unanimously approved.

REPORTS

Financial:

Al Wright presented the 2025 budget and went through the issues with the increases. It was noted that the undeveloped lots do not pay for cable/Summit. After discussion a motion to approve the 2025 Budget with a potential \$5,000 increase subject to the Summit information to be received by John Harter seconded by Guy Crucil was unanimously approved.

Legal Update:

Nothing outstanding except for the Corporate Transparency Act that requires the Board members to file with the State by the end of the year. Brian will send out specifics on what is needed to fill out online and the tax ID number for Spanish Wells One will also be needed.

ARC Submittals

Tom Mulrooney reported there were four submitted for exterior painting, paver driveway, hurricane screens and new front door.

1. 9952 Treasure Cay – exterior painting
2. 9981 Treasure Cay – paver driveway
3. 9868 Treasure Cay – hurricane screens
4. 28369 Las Palmas – new front door

A motion to approve the ARC submittals by John Harter seconded by Guy Crucil was unanimously approved.

Inspections/ Violations/Fining:

Ken Neyhart reported five units were to be turned over to the Fine Committee.

1. 28357 Tasca – roof & driveway dirty
2. 28383 Tasca – roof dirty
3. 9897 Treasure Cay – roof dirty
4. 9935 Treasure Cay – roof dirty
5. 9848 White Sands – roof dirty

A motion to approve these units to be turned over to the Fine Committee by Ken Neyhart seconded by John Harter was unanimously approved. The Fine Committee will meet on Dec. 18, 2024. A

motion to approve the Violations Report by Tom Mulrooney seconded by Guy Crucil was unanimously approved.

Website Update

The Financials are on AppFolio for the owners to view along with the minutes which are also on the website.

NEW BUSINESS

Storm Drainage

John Harter reported that SWCA is updating the over 40-year-old irrigation system and installing shut off valves and pressure reliefs. Still trying to determine if the drainage system needs to be scoped.

Adjournment

The next meeting will be on December 12, 2024, at 2pm in the card room at the Clubhouse. With nothing further to come before the Board a motion to adjourn the meeting at 3:01pm by Guy Crucil seconded by Al Wright was unanimously approved.