

**SPANISH WELLS UNIT TWO HOMEOWNERS' ASSOCIATION, INC.**  
**Post Office Box 1565, Bonita Springs, FL 34133**

**NOTICE TO ASSOCIATION MEMBERS AND DIRECTORS OF  
A MEETING OF THE BOARD OF DIRECTORS**

Notice is hereby given that a meeting of the Board of Directors of Spanish Wells Unit Two Homeowners Association, Inc. will take place on Zoom at 1:00 pm on Monday September 13, 2021. Due to the COVID-19 Virus and the Delta Variant the meeting will only take place via ZOOM

This announcement will be sent electronically at least 48 hours in advance to all homeowners who agreed to email communications and it will be posted on the bulletin board located on the island at Sombrero Drive and Treasure Cay at least 48 hours in advance.

<https://us02web.zoom.us/j/84984769057?pwd=Nm5TVGl3cng3SS9TdW5YR0xISUZhQT09>

Join on Zoom                      Meeting ID    849 8476 9057                      Passcode 753400

**DISTRIBUTION:**

Len Biernat	Suzanne Newman
Jeff Chorba	Frank Schwartz
Mike Longfield	Scott Wilkins
Don Meek	

**Agenda of the Board Meeting**

1. Call to Order, Quorum, Posting of Notice
2. Approval of Previous Meeting Minutes
3. Reports of Officers: President, Treasure, Secretary
4. Committee Reports, Nominating, ARC/Compliance, Social, SWCA

Old Business: Review Status of 9880 El Greco Lot

New Business: 1. Discussion on Mailbox Replacements

**Adjournment**

**BY ORDER OF THE PRESIDENT**

The Board meets in accordance with Roberts Rules of Order. The participants are the Board members and the meeting will follow the published agenda. Owners are asked to submit questions on topics before the meeting, and the Board will address those questions. After a motion and Board discussion on any votes, observers will be afforded 3 minutes per comment to add anything missed in discussion before vote. If time permits, the floor will be opened and observers invited to comment, within the 3-minute limit. Only agenda topics will be discussed. Other topics will be noted for future response.

This notice has been posted on the website on or before the 10th day of August 2021, will be distributed electronically and placed on the bulletin board located on the island at Sombrero Drive and Treasure Cay by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

Notice of 9/13/2021 Board Meeting

One tap mobile for ZOOM

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Dial by your location

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**SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.**

**Post Office Box 1565, Bonita Springs FL, 34133**

**www.spanishwellshoa2.com**

**Board of Directors Meeting**

**Monday, September 13, 2021, 1 pm, Via Zoom**

**CALL TO ORDER:** A quorum being present, President Meek called the meeting to order at 1:00 PM

**BOARD MEMBERS IN ATTENDANCE:** Officers: Don Meek (President), Scott Wilkins, (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Suzanne Newman and Mike Longfield. Absent: Jeff Chorba. Residents: David Cotsman, Dave Moretti, Doug Berstein, John Piper, Marcia Fine, and Steve Manley.

**CONFIRMATION OF NOTICE:** Notice of the meeting has been distributed in a timely manner and was posted in the customary locations.

**Approval of The Minutes:** Don Meek called for an approval of the minutes from the August 10, 2021 meeting. A motion was made by Frank and seconded by Suzanne. The minutes were approved unanimously.

**Reports by Officers:**

**President's Report (Don Meek):** no report

**Treasurer's Report (Frank Schwartz):** Frank reported that we are doing fine. The estimated cost for the law firm will be about \$2,200. The report will be filed. Report attached.

**Secretary's Report: (Len Biernat):** no report

**Committee Reports:**

**Nominating Committee:** no report

**ARC/Compliance (Frank Schwartz):** Frank reported that there were no outstanding issues.

**Social (Scott Wilkins):** Scott reported that the committee is considering scheduling a C & C in October to be held at the Club not at a home. The might be combined with another Unit HOA.

**SWCA (Scott Wilkins):** Scott noted that the SWCA Board will be meeting on September 15 to discuss the budget and the assessment. He noted that construction of three bocce ball and four pickle ball courts will be delayed due to additional Bonita Springs code requirements. However, the speed tables will be going up this fall. In addition, the sheriff will now start enforcing bike and golf cart violations for rolling stops. Report attached.

**Old Business:** Frank noted that the lot on 9880 El Greco had been sold to a developer who will be building a spec home this fall.

**New Business:** Mailbox Report. Frank gave an update of his findings about mailboxes. He stated that he was still waiting for an estimate for special paint by Sherwin Williams. The estimate was going to be high because it required all mailboxes to be sand blasted. He will send a message to residents reminding them about the water damage caused by sprinklers hitting mailboxes. The Board decided not to take any action at this time to wait for the final estimate and to see how well the new mailboxes in Unit 1 do after more time. Report Attached.

Don asked for a motion to adjourn the meeting. Len moved and Scott seconded the motion. The motion was approved unanimously. The meeting adjourned at 1:27PM

The next regular meeting of the Board will be Monday, October 4, at 1:00pm via Zoom

Respectfully submitted,

Len Biernat, Secretary. Spanish Wells Unit Two HOA, Inc.

# Spanish Wells Unit Two HOA, INC FY 2021

## Traditional Income Statement

01/01/2021 - 08/31/2021

Received August Interest Payment From Synovus  
 Paid SWCA Maintenance For August  
 Projected Cash Surplus 12/31/2021 \$23,000.00  
 Paid Pavese Law Firm For Email Koresh Properties Issue  
 Received Refundable Security Deposit For New Home at 9880 El Greco Circle  
 Paid Annual Renewal For Website Hosting  
 Paid Certified Mail Charges For Homeowner issues  
 Purchased Small Speaker For "In Person" Board Meeting For ZOOM Sessions

Income	Amount	Annual Budget	Variance
Bank Fees Returned	\$19.60	\$0.00	\$19.60
Estoppel Certificate Fees	\$2,100.00	\$1,500.00	\$600.00
HOA Assessments From Homeowners 2021	\$372,240.00	\$372,240.00	\$0.00
HOA Assessments From Lot Owners 2021	\$2,356.00	\$2,355.00	\$1.00
Homeowner Late Fees	\$534.56	\$500.00	\$34.56
Interest Income	\$89.68	\$150.00	-\$60.32
Security Deposits	\$2,000.00	\$0.00	\$2,000.00
Summit Broadband	\$14.85	\$0.00	\$14.85
<b>Total Income</b>	<b>\$379,354.69</b>	<b>\$376,745.00</b>	<b>\$2,609.69</b>
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	-\$519.00	-\$450.00	\$69.00
Bank Fees Charged	-\$44.00	\$0.00	\$44.00
CAI Membership	-\$310.00	-\$310.00	\$0.00
Debt Reduction	-\$29,859.60	-\$44,789.00	-\$14,929.40
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	\$0.00	\$61.25
Legal	-\$1,735.51	-\$4,200.00	-\$2,464.49
Money Minder	\$0.00	-\$159.00	-\$159.00
Paperform.co	\$0.00	-\$390.00	-\$390.00
Postage and Office Supplies	-\$458.78	-\$700.00	-\$241.22
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.00	-\$550.00	-\$36.00
Summit Broadband	-\$118,630.05	-\$177,923.00	-\$59,292.95
SWCA Master Association Fees	-\$101,255.44	-\$151,883.00	-\$50,627.56
United States Liability Insurance D&O	\$0.00	-\$1,800.00	-\$1,800.00
Wix.com	-\$264.00	-\$264.00	\$0.00
Zoom	\$0.00	-\$164.00	-\$164.00
<b>Total Expenses</b>	<b>-\$253,651.63</b>	<b>-\$383,582.00</b>	<b>-\$129,930.37</b>

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Net	\$125,703.06	-\$6,837.00	\$132,540.06
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**YTD Information**

Collected all annual assessments for 2021  
Received Final 2021 Assessments and Late Fees  
Received Estoppels for  
    9895 El Greco  
    28389 Sombrero  
    28436 Sombrero  
28400 Sombrero (Paid an additional \$100.00 for rush estoppel)  
    28374 Verde  
    9883 El Greco Circle  
    28376 Verde Lane  
Paid Florida Corporate Filing Certificate  
Filed 1120-H Federal Tax Return  
Paid Rosier Insurance For Crime Policy  
Paid Postage For Annual Meeting Announcements and Proxy Statement  
Paid For Certified Letters To Homeowners That Had Not Paid Annual Assessments  
    Paid SWCA January Maintenance  
    Paid SWCA February Maintenance  
    Paid SWCA March April May Maintenance  
Received Bank Interest From Synovus Jan Feb March April May June  
    Paid Annual Membership Fee For CAI  
Paid Auto-Owners General Liability Insurance

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**August 2021 - Unit Two Architectural and Compliance Committee**

9880 El Greco	New Home	Submitted and Approved
28372 Sombrero	New Roof	Submitted and Approved
9872 El Greco	New Windows and Doors	Submitted and Approved
28448 Verde Lane	New Garage Door	Submitted and Approved

**Non-Compliance Letters/Email Sent**

<b>Issue</b>	<b>Owner</b>	<b>Address</b>	<b>Letter/Email Sent</b>	<b>Status</b>	<b>Comments</b>
Landscape Issue	Woodford	28376 Verde Lane	Email Sent	Closed	Being Cut and Waiting on new Lanai for total landscape project
Dirty Roof	Kircher	28419 Sombrero	Email Sent	Pending	Court Date in September
Grass/Weeds Not Cut	Koresh Properties, LLC	9880 El Greco	Letter Sent by Lawyer	Request By Lawyer Made For HOA OPEN	Being Cut Waiting On New Home Construction

Special Note: Numerous mailboxes need to be replaced/refinished. Will be discussed in September Board Meeting.

## Highlights from August 18th SWCA Board Meeting

- 11 Estoppels were processed in June and 7 in July resulting in \$36,000 revenue for SWCA. Through July, 77 Spanish Wells properties have sold which resulted in \$154,000 in revenue. That is \$49,000 over budget.
- Unit 1 still has 2 owners with their bar code suspended due to non-payment of assessments.
- The engineering firm of Hole Montes has obtained Limited Development Order (LDO) permits to install the 3 speed tables. Signage is being ordered and the contractor is working on an installation date.
- The BSU lift station and water improvements project is almost complete.
- LCSO was present in early June. Five tickets and 3 warning were issued. In July there were 2 tickets and 7 warnings issued.
- Lake 6 (between south 8 & 9 on Verde) has been turned into a DRA (Dry Reserve Area). A 36 inch diameter pipe has been installed between the lake in front of 8 south green and the lake immediately across Verde. The lake has been filled in. An irrigation system will be installed, sod will be placed on the area, and a new cart path will be constructed..
- The City of Bonita Springs has requested additional information on the Pickleball and Bocce courts projects. An engineering firm has been engaged. It is hoped that permits will be issued shortly, construction can commence and the courts be in service by the end of 2021.
- SWCA YTD revenue is \$54k over budget primarily due to receipts from property transfers.
- Club metrics for the first 6 month of 2021
  - 5983 more rounds of golf were played than budgeted. Green Fees are \$375K ahead of budget.
  - Gross revenue was \$486K over expectations while expenses were \$28K over budget resulting in six month net income of \$458K over budget.
  - Cash on hand the end of June was \$1,047K.
  - There were 480 Club members the end of June spread over 5 categories.
- A new floor for the fitness center was approved at a not to exceed cost of \$9,000.
- The board approved a recommendation from the SWCA Public Safety Committee to purchase 3 AEDS (Automated External Defibrillators), training, and a subscription for a not to exceed cost of \$7,000. The AEDs will be placed in the Activity Center, Club House, and Maintenance Building.
- Planned Timeline for the 2022 SWCA and SWG&CC Budget Review and Approval:
  - First draft of SECA budget available for Finance Committee Review 31 Aug
  - Draft SWG&CC budget available for Asset Oversight Committee Review 9 Sep
  - Proposed SWCA & SWG&CC budgets available for Board Review 17 Sep
  - SWCA Budget Workshop 22 Sep
  - Distribution of proposed budget to all owners 6 Oct
  - Approval of the SWCA 2022 Budget 20 Oct