

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC

Monday, February 13, 2017 1 pm
Card Room at Spanish Wells Golf & Country Club
9801 Bonita Beach Road, Bonita Springs, FL 34135
Minutes

CALL TO ORDER: A quorum being present, President Don Meek called the meeting to order at 1 P.M.

BOARD MEMBERS IN ATTENDANCE: OFFICERS: Don Meek (President), Joe Maccarone (Vice-President), Ed Delson (Treasurer), Karen Benson (Secretary). Directors: Doug Bernstein, Al Vandam, Carlene Harrison, Howard Smith (on the phone).

CONFIRMATION OF NOTICE: Notice of the meeting had been distributed in a timely manner and was posted in the customary locations by February 6, 2017.

APPROVAL OF THE MINUTES FROM JANUARY 9, 2017: Joe Maccarone moved to approve the minutes as written. Doug Bernstein seconded the motion. The motion was passed unanimously.

REPORT OF OFFICERS:

PRESIDENT'S REPORT (Don Meek): All is quiet. There is no report for this meeting.

TREASURER'S REPORT (Ed Delson): Delson had submitted written reports to Board members prior to the meeting. He reviewed the income and expenses with the Board. There were no questions. Delson brought up the issue of how to format his report. The Board discussed and Maccarone volunteered to assist Delson in revising his format.

SECRETARY'S REPORT (Karen Benson): There is no report for this meeting.

REPORT OF COMMITTEES:

ARC (Al Vandam): Vandam went through his Compliance report, informing the Board he had sent letters to residents this morning, informing them of out-of-compliance issues. He outlined an on-going issue between two neighbors and is working toward a resolution. There was Board discussion of this matter. Vandam will take all suggestions under advisement.

All communications between residents and Compliance Committee will be done in writing from now on. Vandam will keep an accurate record of all communications.

An issue from the past, regarding a driveway, has been resolved. An issue of completion of outdoor construction is in the process of resolution.

All Architectural requests were approved.

NOMINATING COMMITTEE (Howard Smith): There is no report at this time.

SOCIAL (Carlene Harrison): The Board welcomed Carlene. Karen Benson offered to be on her committee, contacting residents regarding hosting various C&C's throughout the year. The Board offered names of willing hosts from the past. Carlene and Karen will contact people. Carlene informed the Board that, after consulting with various residents, the C&C format will remain the same.

SWCA (Don Meek): Meek voiced some concern about the structure of the future of the club. At this moment, several solutions are being discussed and it is out of the hands of SWCA.

OLD BUSINESS: There is no old business.

NEW BUSINESS: Following the posted agenda, Meek went through the items that were up for discussion.

(1) Recommended meeting for the Board. Bernstein presented a proposal which would have the Board set meetings for the first Monday of each month. If there was insufficient business to discuss, the meeting could be cancelled. However, with a predetermined (and set) date for Board members, certainty could be established. An emergency meeting could be set with 48 hour notice. There was a general Board discussion. Vandam made a motion that we request the first Monday of each month be designated as a Unit Two Board meeting, to take place at 1 P.M in the Card Room at the Spanish Wells Country Club. Maccarone seconded the motion. The motion was passed unanimously.

(2) Bernstein reported on his findings for rental applications and rental properties within Unit Two. He discovered that most home owners are unfamiliar with the bylaws regarding this matter. Those bylaws stipulate that the Board has the right to review rental applications and leases and the right to request a fee for processing rental applications. There was general Board discussion. Bernstein volunteered to write a letter to HOA Two residents outlining the rules and regulations. Meek has had experience in writing and reviewing these letters and raised crucial questions to the Board regarding managing any rental leases, in the future. Bernstein will confirm with the Unit Two lawyer regarding all legal stipulations.

(3) Bernstein brought up the on-going issue of estoppel fees, covering the distinction between transfer fees and estoppel fees. There was general Board discussion regarding raising these fees as well as having the Board provide information forms with the application forms - or combining the two forms. Ed Delson made a motion to create a \$250 estoppel fee in addition to the transfer fee of \$250. Doug Bernstein seconded the motion. Voting in favor: Delson, Bernstein, Meek, Benson, Harrison, Smith, Vandam; opposed: Maccarone.

(4) The format of C&C was discussed again and it was confirmed by the Board that the format will remain the same. Further discussion on changes to C&C was tabled for the future.

(5) Bernstein reviewed the by-law regarding signage in residents' yards. He volunteered to write a new letter, to be sent to residents outlining the regulations. The issue will be discussed at the next meeting.

The next meeting has been scheduled for March 6, 2017 at 1 P.M. in the Card Room at Spanish Wells Golf & Country Club.

Joe Maccarone moved to adjourn the meeting. Doug Bernstein seconded the motion. The meeting was adjourned at 2:20 P.M.