

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 the regular 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, March 1, 2021 (If you wish to join this meeting on your computer or cell phone, please use the following information to attend:

<https://us02web.zoom.us/j/84984769057?pwd=Nm5TVGI3cng3SS9TdW5YR0xISUZhQT09>

Dial by your location

+1 929 436 2866 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)

Meeting ID: 849 8476 9057

Passcode: 753400

DISTRIBUTION:

Len Biernat	Frank Schwartz
Don Meek	Jeff Chorba
Suzanne Newman	Scott Wilkins
John Piper	

Agenda of the Board Meeting

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

Old Business: 1. Approve January Board Meeting Minutes

New Business: 1. Leasing Policy and Reporting

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 8th day of January 2021 and distributed electronically by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

Notice of 3/1/2021 Board Meeting

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Monday, March 1, 2021 1 pm, Via Zoom at Spanish Wells Unit 2
Bonita Springs, FL 34135**

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: John Piper, Suzanne Newman, Jeff Chorba. Residents: Bob Clarke, Jennifer Puyenbroek, Doug Bernstein, Rob Thuemmel, Al Luttmann

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 January 4, 2021 meeting. A motion was made by John and seconded by Suzanne. The minutes were approved unanimously.

Reports by Officers:

President's Report (Don Meek): Don reported that one property changed hands: 9883 El Greco Circle. Another property at 28376 Verde Lane is scheduled to close on March 8, 2021.

Treasurer's Report (Frank Schwartz): Frank reported that there is no outstanding debt and we should end up 2021 with a cash surplus of \$27,500. He stated we are in a good financial position. The report will be filed.

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

Committee Reports:

Nominating Committee: no report

ARC/Compliance (Frank Schwartz): Frank reported that there are ten roofs not in compliance 9 are scheduled to either be cleaned in March, waiting on new tile, or are in legal status. One owner has received a notice from the board establishing a "fining" committee if the roof is not cleaned in the next two weeks. There were 7 Architectural requests received and approved by Frank and Scott.

Social (Scott Wilkins): Scott noted that the committee will probably not have any events until fall at the earliest.

SWCA (Scott Wilkins): Scott gave an overview of the January Meeting. He noted that 13 properties changed hands last month. The annual meeting is set for March 31, 2021.

Old Business: None

New Business: John reported that he is working to improve the procedures for owners who lease their property. The board discussed several issues regarding leases. All leases must be in writing and submitted for board approval 20 days prior to the start of the lease. The board has the right under Rule 8.3 to evict any tenants who occupy the property without an approved lease. Leasing information is available on the Unit 2 Web Site.

Don asked for a motion to adjourn the meeting. Len moved and John seconded the motion. The meeting adjourned at 1:35PM

The next regular meeting of the Board will be Monday April 5, at 1:00pm via Zoom

Respectfully submitted,

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

Meeting minutes March 1, 2021.

Spanish Wells Unit Two HOA, INC FY 2021

Traditional Income Statement

01/01/2021 - 02/28/2021

Received February Interest Payment From Synovus

Received Final 2021 Assessments and Late Fees

Received Estoppels for

9883 El Greco Circle

28376 Verde Lane

Paid SWCA February Maintenance

Income	Amount	Annual Budget	Variance
Bank Fees Returned	\$19.60	\$0.00	\$19.60
Estoppel Certificate Fees	\$1,600.00	\$1,500.00	\$100.00
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	\$28.84	\$550.00	-\$521.16
Summit Broadband	\$14.85	\$0.00	\$14.85
Total Income	\$376,793.85	\$377,145.00	-\$351.15
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	\$0.00	-\$450.00	-\$450.00
Bank Fees Charged	-\$44.00	\$0.00	\$44.00
CAI Membership	\$0.00	-\$310.00	-\$310.00
Debt Reduction	-\$7,464.90	-\$44,789.00	-\$37,324.10
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	\$0.00	\$61.25
Legal	\$0.00	-\$200.00	-\$200.00
Money Minder	\$0.00	-\$159.00	-\$159.00
Paperform.co	\$0.00	-\$390.00	-\$390.00
Postage and Office Supplies	-\$257.81	-\$700.00	-\$442.19
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.00	-\$550.00	-\$36.00
Summit Broadband	-\$29,668.65	-\$177,923.00	-\$148,254.35
SWCA Master Association Fees	-\$25,313.86	-\$151,883.00	-\$126,569.14
United States Liability Insurance D&O	\$0.00	-\$1,800.00	-\$1,800.00
Wix.com	\$0.00	-\$264.00	-\$264.00
Zoom	\$0.00	-\$164.00	-\$164.00
Total Expenses	-\$63,324.47	-\$379,582.00	-\$316,257.53
Net	\$313,469.38	-\$2,437.00	\$315,906.38

YTD Information

Collected all annual assessments for 2021

Received Estoppels for

9895 El Greco

28389 Sombrero

28436 Sombrero

28400 Sombrero

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

Received Bank Interest From Synovus

Spanish Wells Unit Two Homeowners Association, Inc.
P.O. Box 1565
Bonita Springs, Florida 34133

February 2021 - Unit Two Architectural and Compliance Committee

28393 Sombrero	Landscape Request	Submitted and Approved
9868 El Greco	New Pavers	Submitted and Approved
28400 Sombrero	Storm Screens	Submitted and Approved
28370 Verde	Landscape Lighting	Submitted and Approved
28370 Verde	Hurricane Shutters	Submitted and Approved
28370 Verde	New Window	Submitted and Approved
28361 Sombrero	New Driveway	Submitted and Approved

Non-Compliance Letters/Email Sent

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Dirty Roof		9855 El Greco Circle	Email 1/4/2021	Closed	Cleaned
Dirty Roof		9860 El Greco Circle	Email 1/4/2021	Closed	Cleaned & Coated
Dirty Roof		9865 El Greco Circle	Email 1/4/2021	Closed	Cleaned
Dirty Roof		9867 El Greco Circle	USPS Letter Sent	Closed	Cleaned
Dirty Roof		9883 El Greco Circle	USPS Letter Sent	Closed	Cleaned
Dirty Roof		9901 El Greco Circle	Email 1/4/2021	Pending	New Roof Being Installed
Dirty Roof		9909 El Greco Circle	Email 1/4/2021	Pending	Will Clean
Dirty Roof		9921 El Greco Circle	USPS Letter Sent	Closed	Cleaned
Dirty Roof		28363 Sombrero	Email 1/4/2021	Pending	Will Clean in March
Dirty Roof		28376 Sombrero	USPS Letter Sent	Closed	Cleaned
Dirty Roof		28400 Sombrero	USPS Letter Sent	Closed	Cleaned
Dirty Roof		28415 Sombrero		Pending	New Roof Waiting On Tile
Dirty Roof		28419 Sombrero	Email Sent	Pending	Court Date in March
Dirty Roof		28416 Sombrero	Email 1/4/2021	Pending	Ltr From Roofer Received
Dirty Roof		28510 Sombrero	USPS Letter Sent	Closed	Cleaned
Dirty Roof		28512 Sombrero	USPS Letter Sent	Open	Cleaned
Dirty Roof		28514 Sombrero	USPS Letter Sent	Pending	Legal
Dirty Roof		9764 Treasure Cay	Email 1/4/2021	Closed	Cleaned
Dirty Roof		9776 Treasure Cay	Email 1/4/2021	Closed	Cleaned
Dirty Roof		9782 Treasure Cay	Email 1/4/2021	Pending	Getting New Roof
Dirty Roof		28385 Verde	Email 1/4/2021	Open	LTR Mailed 2/23
Dirty Roof		28405 Verde	Email 1/4/2021	Closed	Cleaned
Dirty Roof		28418 Verde	Email 1/4/2021	Closed	Cleaned
Dirty Roof		28427 Verde	USPS Letter Sent	Closed	Cleaned
Dirty Roof		28433 Verde	Email 1/4/2021	Closed	Cleaned
Dirty Roof		28395 Verde	Email 1/4/2021	Pending	LTR Received from Lawyer
Dirty Roof		28372 Verde	USPS Letter Sent	Closed	Cleaned

Highlights of Wed, Jan 20th SWCA Board Meeting

- 25 properties changed owners in December, resulting in \$50K in revenue for SWCA. In 2020, there were 115 properties sold which generated \$230K . Ninety were the anticipated number.
- Still working on getting water management credit for residents. Latest progress looks like SWCA and file for everyone.
- New cameras, with audio and video capabilities, have been installed at each gate. This will resolve the “he said, she said” arguments.
- A meeting with Bonita Springs City Management and Fire Marshal will be set up to discuss installing “speed humps” on some streets in Spanish Wells.
- Reviewed preparations for Annual Meeting which will be on March 31st. This included procedures for nominating and electing the Director at Large.
- There are two transportation corridors being studied for possible changes. One is to make old 41 a four lane road from 41 to Bonita Beach Road. The other is to repurpose the rail line. Possibilities include freight trains, passenger trains, a road, & a bicycle trail. All have impacts on Spanish Wells. Thus a committee was formed to monitor all planning and design activities of Lee and Collier County in relation to this.
- SWCA reserve fund, at the end of 2020, was \$1,486K. This is an increase of about \$100k over the end of 2019.
- Club generated profit for 2020 is anticipated to be over \$500K. Seventy-five percent goes to SWCA for capital improvements for the Club. The other 25% goes to Troon as a bonus (Remember Troon bought Indigo Golf Partners which was the new name for Billy Casper Golf.)
- Funding (\$13K) for a new dishwasher for the Club’s kitchen was approved
- Forty-three new members joined the Club in 2020. However, the overall number of members remained at 466 due to attrition
- The Public Safety Committee is looking into getting a license plate reader for each gate.
- Residents, guests, and vendors continue to hit the gate arms. The safety committee is recommending a \$250 administrative fee (fine) in addition to the cost of repairs be assessed to the driver. Currently, no one is charged for repairs. This was tabled until the February meeting so the subject could be thoroughly thought out.
- The committee studying the implementation of Pickle Ball and expansion of Bocce courts is gathering additional data and should have recommendations to the board in March.
- Two unit 2 home owners are having trouble with erosion on Lake 6. That is the small lake on the west side of Verde and adjacent to the cart path between south

8 & South 9. Bob Peruski, at 28450 Verde, has lost close to 10 feet of his side yard through erosion into the lake. Marie Johnson, at 28448 Verde, has maintenance equipment driving on her lawn because the cart path is too narrow. The remediation of the problem was moved to the top of the Lakes and Ponds Committee list of projects. A committee of SWCA President Walter Hines, Unit 2 SWCA rep Scott Wilkins, Chair of the SWCA Lakes and Ponds Committee Hank Nyenhuis, and Club General Manager Bill Shiles was formed to rapidly come up with solutions.