

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

**Monday, November 5, 2018 1 P.M.**

**Card Room at Spanish Wells Golf & Country Club  
9801 Treasure Cay Lane, Bonita Springs, FL 34135**

Minutes

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

**BOARD MEMBERS IN ATTENDANCE:** Officers: Don Meek (President), Doug Bernstein (Vice-President). Directors: Diane Floyd, Scott Wilkins. Directors absent: Ed Delson (Treasurer), Karen Benson (Secretary), Howard Smith. Residents present: Bob Bernalewski, Tom Collins, Frank Schwartz.

**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:** The first order of business was to approve the minutes from the October 1, 2018 Board meeting. Doug Bernstein moved approval of the minutes as written. Scott Wilkins seconded the motion. The motion was passed unanimously.

**REPORTS OF THE OFFICERS:**

**PRESIDENT'S REPORT (DON MEEK):** Meek informed the Board of the status of the Resident Information and Consent Form, indicating we have likely received all the replies that we are expecting to receive. He also noted that this does not mean we will be able to do electronic voting, but it improves communication otherwise.

**TREASURER'S REPORT (ED DELSON):** In the absence of Ed Delson, Don Meek presented the 2019 proposed budget. Meek explained changes relating to the termination of the Comcast contract, and the start-up of Summit Broadband. In particular, he noted that while assessments may appear greater with Summit, there are no additional costs or charges to Summit except for premium services. Doug Bernstein moved approval of the budget as presented, and Diane Floyd seconded the motion. The motion was passed unanimously. Accordingly, invoices will be sent to all homeowners on or before December 1, 2018 and payment will be due on or before December 31, 2018.

**SECRETARY'S REPORT (KAREN BENSON):** In Karen Benson's absence Diane Floyd assumed the Secretary's duties. No report.

**REPORTS OF COMMITTEES**

**ARC/COMPLIANCE COMMITTEE (DOUG BERNSTEIN):** Bernstein reported that the usual number and type of requests occurred in October with nothing notable. Bernstein also reported that the newly consolidated database, linking resident information with ARC requests and violations is now operational.

**SOCIAL COMMITTEE (DIANE FLOYD):** No report, however there was some discussion about the increasing difficulty in recruiting C&C hosts. Currently there are no hosts for January or February. Thoughts offered by board members and residents in attendance were that concerns about liability and concerns about damage are the most commonly stated reasons for declining to host.

**NOMINATING COMMITTEE (HOWARD SMITH):** No report.

**SWCA (SCOTT WILKINS):** Wilkins reported on the October 24 SWCA Board meeting and provided a written report to all Unit Two board members.

**OLD BUSINESS:** Bernstein reviewed the status of Unit Two documents revisions currently underway, noting that he, Don Meek, and Diane Floyd have been meeting with the attorney drafting the revisions.

**NEW BUSINESS:** Doug Bernstein noted the possibility of a new document called "Rules," separate from, but coordinated with, Declarations and Bylaws. "Rules" would govern those things subject to more frequent changes (such as yard signs and exterior paint colors) and requiring only Board approval to amend.

The meeting adjourned at 1:55 P.M.

The next meeting is scheduled for December 3, 2018 at 1 P.M. in the Card Room at the Club House.