

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.
Monday, September 10, 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), Ed Delson (Treasurer), Karen Benson (Secretary). Directors: Diane Floyd, Scott Wilkins. Directors not present: Howard Smith.

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 August 6, 2018. Bernstein moved to approve the minutes as written. Wilkins seconded the motion. The motion was passed unanimously.

REPORTS OF THE OFFICERS

PRESIDENT'S REPORT (DON MEEK): Meek informed the Board that documents on Google.doc which were mentioned in the last month's meeting are being revised and will be installed on the website as well as distributed via email and hard copy to those without emails.

TREASURER'S REPORT (ED DELSON): Delson had previously submitted to the Board a report for income and expenses. Report is attached. There were no questions or adjustments to the report. Meek requested that Delson inform SWCA of any new estoppel fees, as they come in.

SECRETARY'S REPORT (KAREN BENSON): No report.

REPORTS OF COMMITTEES

ARC/COMPLIANCE COMMITTEE (DOUG BERNSTEIN): All requests were granted. Bernstein and Wilkins completed the Fall drive-around and made their report to the Board. There are still four homes without lanai cages and several without security fences. Letters have been sent to home owners regarding dirty roofs, security fences, driveways and mailboxes. Bernstein reported he has tracked 11 rental properties in HOA Two and is monitoring the activity on these properties.

SOCIAL COMMITTEE: C&Cs continue to be successful. Floyd reported her conversation with Peggy Morris was successful and Peggy will take on the responsibility of

coordinating the C&Cs going forward. Floyd will talk with her about becoming an *ex-officio* Board member.

Floyd brought the Board up to date on the extensive work she has done on crafting the Welcome Letter and putting together additional useful information for new homeowners. The Board acknowledged her for her work and suggested she implement it immediately. Floyd will keep the Board up to date with her ventures.

Meek made a motion to change the name of the Social committee to be the Social & Communications Committee. The Board approved the suggestion unanimously. Bernstein will make note of it on the website.

NOMINATING COMMITTEE (HOWARD SMITH): No report.

SWCA (SCOTT WILKINS): There was no SWCA meeting this month. The next meeting is scheduled for September 13, 2018 at 10 A.M. A budget meeting has been scheduled and all of Spanish Wells is invited to attend.

OLD BUSINESS: Meek brought the Board up to date on the process of consolidating the resident roster to one source, making it easier for all to navigate. Bernstein gave the Board the most recent statistics on residents who have responded to the request to be notified of all changes, meetings and assessments via email. He will keep the Board up to date on the progress over the coming weeks.

NEW BUSINESS: Bernstein raised the issue of the unresolved Amendments. There was general conversation on the way to proceed. Bernstein suggested a meeting with our lawyer to ask her which way to proceed, from a legal point of view. The meeting will be attended by Bernstein, Meek and Floyd.

The meeting adjourned at 2:20 P.M.

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