

**SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.**  
**MONDAY, JULY 2, 2018 1 P.M.**  
**Card Room at Spanish Wells Golf & Country Club**  
**9801 Treasure Cay Lane, Bonita Springs, FL 34135**

(Draft of 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), Ed Delson (Treasurer), Karen Benson (Secretary). Directors: Diane Floyd. SWCA Rep: Scott Wilkins. Absent: Howard Smith, Doug Bernstein.

**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 May 7, 2018. Ed Delson moved to approve the minutes as written. Diane Floyd seconded the motion. The motion was passed unanimously.

## **REPORTS OF THE OFFICERS**

**PRESIDENT'S REPORT (DON MEEK):** Meek made a motion to accept Scott Wilkins as a full member of the Board. Floyd seconded the motion. The motion was passed unanimously. While reviewing a few of the County HOA regulations, Meek addressed Delson with questions on the annual review of the financial statement and the preparation of the annual report. All questions were answered satisfactorily.

**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.

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

## **REPORTS OF COMMITTEES**

**ARC/COMPLIANCE COMMITTEE (DOUG BERNSTEIN):** In Bernstein's absence, Scott Wilkins reported that all requests over the last two months had been approved. Benson addressed a lot which needed to be mowed and advised the Board she would contact Bernstein to tend to the matter. Wilkins reported that the dumpster concern from May has been resolved. A porta-potty will be removed tomorrow.

**SOCIAL COMMITTEE:** C&Cs continue to be successful. Dorothy Friedenreich has requested to host the December C&C (December 19th) and celebrate her 90th birthday with her neighbors. The Board approved this idea.

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

**SWCA (SCOTT WILKINS):** Wilkins had submitted to the Board several reports outlining the activities at the recent SWCA Board meetings. Reports are attached. Floyd raised a question regarding the drainage system for Hidden Lakes. There was a general discussion regarding the updates on Hidden Lakes. Wilkins also reviewed the general state of the reconstruction projects on the golf course. Projected re-opening of the course is mid-October.

**OLD BUSINESS:** Delson and Floyd reviewed the circumstances around homeowners renting their homes. After a lengthy and informative discussion, it was agreed that Floyd and Delson, along with Bernstein and Wilkins will draft an “information” letter which will go out to each homeowner every year. The content of the letter will include information on (1) homestead exemptions for rented houses, (2) income tax on rental revenue, (3) Innkeeper’s tax (including bed tax and sales tax) and (4) stipulations of HOA Two lease agreements.

Floyd presented to the Board a draft of a new “Welcome Letter” which will include new information and refer the new homeowner to the website for current and vital (i.e. hurricane) information. There was Board input. Floyd will present a final draft at the next meeting.

**NEW BUSINESS:** There is no new business.

The meeting adjourned at 2:25 P.M.

The next meeting is scheduled for August 6, 2018 at 1 P.M. in the Card Room at the Club House.