

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.  
MONDAY, DECEMBER 4, 2017 1 P.M.  
Card Room at Spanish Wells Golf & Country Club  
9801 Treasure Cay, Bonita Springs, Fl 34135  
Draft of Minutes

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

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Doug Bernstein(Vice-President), Ed Delson (Treasurer), Karen Benson (Secretary). Directors: Joe Maccarone, Carlene Harrison, 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 the approval of the minutes from November 6, 2017. Bernstein moved to approve the minutes Harrison seconded the motion. The motion was passed unanimously.

#### REPORTS OF THE OFFICERS

PRESIDENT'S REPORT (Don Meek): Meek brought the board up to date on the clean-up efforts from Hurricane Irma.

TREASURER'S REPORT (Ed Delson): Delson had previously submitted to the Board the report for income and expenses. There were no questions or adjustments to the report. According to the report, we will end the year with about \$42,000 in the treasury. Delson discussed the policy from last year of late charges for residents who are late in the payment for the annual assessment.

SECRETARY'S REPORT (Karen Benson): The annual assessment letters went out to all residents on December 1, as promised. Don Meek backed up the mailing with email copies of the assessment, the budget and the president's letter. Benson invited the Board to submit any committee reports deemed necessary for the Annual Meeting mailing, which is scheduled to go out before January 15, 2018.

## REPORT OF COMMITTEES

ARC/COMPLIANCE (Doug Bernstein): Bernstein declared that the blending of the two committees is working and proposed they stay as one committee, going forward. All requests to ARC were approved.

NOMINATING COMMITTEE (Howard Smith): Several residents of HOA Two have been approached to take new positions on the Board. Their names will appear on the ballot that goes out with the Annual Meeting mailing.

SOCIAL (Carlene Harrison): C&C hosts are set through June 2018. Carlene will start recruiting again in March, 2018, with the intention of completing the hosting list for the rest of the year.

SWCA (Joe Maccarone): Maccarone had submitted to the Board a synopsis of the SWCA meetings held over the last month. He reported that there are three major projects proposed to repair the drainage system around Spanish Wells. SWCA has suspended the issue of lake bank erosion and all money has been transferred to handle the drainage issue.

NEW BUSINESS: Doug Bernstein reviewed the proposed revisions to the exiting By-Laws, Articles and Declarations for Unit Two. The Board acknowledged him (and his committee) for his diligence and hard work. Bernstein will compose a summary of all the revisions, including those requested by the Board and present them to our lawyer to review. The final revisions will be then sent to the residents with the Annual Meeting mailing and will be voted on at the Annual Meeting, on February 5, 2018. There was a general conversation about procedures in voting policies and how to present the various revisions.

OLD BUSINESS: There is no old business.

The next meeting is scheduled for January 8, 2018 at 1 P.M. in the card room at Spanish Wells Golf & Country Club.

The meeting adjourned at 3:15 P.M.