

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

MONDAY, DECEMBER 3, 2018 1 P.M.

Card Room at Spanish Wells Golf & Country Club

9801 Treasure Cay, Bonita Springs, FL 34135

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), Karen Benson (Secretary). Directors: Scott Wilkins, Pegie Morris. Absent: Ed Delson (Treasurer), Howard Smith, Diane Floyd.

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 5, 2018. Doug Bernstein moved to approve the minutes as written. Scott Wilkins seconded the motion. The motion was passed unanimously.

REPORTS OF THE OFFICERS

PRESIDENT'S REPORT (Don Meek): As of November 30, invoices were electronically sent out to the residents and partners or spouses, as indicated. The secretary sent paper copies to 33 residents who indicated they prefer hard copy to electronic mail or failed to respond to the form mailed in October, requesting a response to the question.

TREASURER'S REPORT (Ed Delson): Delson had previously submitted to the Board a report for income and expenses. There were no other questions about the report. Delson had reported that our year-end surplus income will be slightly higher than budgeted, due to extra sales of homes and higher interest earned in the money market account as well as lower expenses.

SECRETARY'S REPORT (Karen Benson): All paper invoices were mailed on time. Benson passed the mailbox key to Don Meek, to retrieve the mail while she is out of the country. The mailing for the annual meeting will go out the weekend of January 19, 2019, more than 14 days prior to the meeting on February 4, 2019.

REPORT OF COMMITTEES

ARC/COMPLIANCE (Doug Bernstein): All requests for ARC were granted.

NOMINATING COMMITTEE (Howard Smith): Meek requested we all review the section of the by-laws which deals with nominations and re-election of Board Members. If all seven Board

Members agree to be re-elected, then is there no need to open the nominations up from the floor at the annual meeting?

SOCIAL COMMITTEE (Pegie Morris): C&C hosts are set through April 2019. Scott Wilkins introduced an idea from Spanish Wells Country Club, of holding a social gathering for HOA Two in January, with the intention of introducing the Club (along with the dining facility) to attendees. There would be a cash bar where residents do NOT bring their own beverages (for legal reasons), with free food. Meek and Morris agreed to meet with personnel from the Club to discuss food options as well as review the schedule. The regular C&C, on January 23 will still be hosted by Karen Benson. There was Board discussion regarding scheduling C&Cs with other units in the future.

SWCA (Scott Wilkins): Wilkins had submitted to the Board his synopsis of the SWCA meeting held over the last month as well as the minutes from the Liaison Committee. Minutes are attached to this report. The Board engaged in a conversation regarding the reciprocal agreement between Tarpon Cove (Escalante) and Spanish Wells. There is still an outstanding bill due from Escalante to Spanish Wells, based on insurance policies.

NEW BUSINESS: There was no new business.

OLD BUSINESS: The Rules Committee will meet one more time prior to the January meeting, to finalize the revised Unit Two governing documents. The Board members are requested to review these documents, which were sent to the Board in October and provide any comments or suggestions, prior to the January meeting. Comments and suggestions should be sent to Doug Bernstein and Don Meek. All documents will be approved by the Board at the January meeting and then mailed (and emailed), along with proxy forms, to residents prior to the Annual Meeting. Meek, Floyd and Bernstein will approach our lawyer with additional questions and concerns about the voting process, as soon as possible.

The meeting was adjourned at 2:08 P.M. The next meeting will be January 7, 2019 at 1 PM in the Card Room at Spanish Wells Golf & Country Club.