

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

Post Office Box 1565, Bonita Springs FL, 34133

www.spanishwellshoa2.com

**Special Board of Directors Meeting
Tuesday August 10, 2021 1:30 pm, Via Zoom**

CALL TO ORDER: President Meek called the meeting to order at 1:30 PM

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Scott Wilkins, (Vice President), Frank Schwartz (Treasurer). Directors: Suzanne Newman, Mike Longfield, and Jeff Chorba. Residents: John Piper, Grant Houda, Bob Clarke, and David Moretti. Absent: Len Biernat

CONFIRMATION OF NOTICE: Notice of the meeting had been distributed in a timely manner and had been posted in the customary locations.

New Business: 1. Review and vote on a possible fine regarding the property at 9880 El Greco Circle for not providing a landscape contract as requested by Unit 2's attorney on July 9, 2021.

- All Board Members present acknowledged they had reviewed and understood the board packet with background information on the subject at hand.
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- Mr. Schwartz moved, seconded by Ms. Newman, that a fine of \$100 per day up to a maximum of \$1,000 be imposed on the lot's owner if recommended and approved by the fining committee.
- After discussion the motion passed 4 -0 with 2 abstentions. Voting in favor: Meek, Schwartz, Chorba, Newman; Abstain: Wilkins, Longfield.
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- Mr. Schwartz will prepare the necessary paperwork to convene a fining committee and to notify the owner of the lot that a fining hearing will be conducted at a date to be determined.

President Meek asked for a motion to adjourn the meeting. Ms. Newman moved and Mr. Schwartz seconded the motion. The motion was approved unanimously. The meeting adjourned at 1:45 PM

The next regular meeting of the Board will be Monday September 13, 2021, at 1:00 pm via Zoom

Respectfully submitted,

Scott Wilkins, Acting Secretary, Spanish Wells Unit Two HOA, Inc.

Spanish Wells Unit Two HOA, INC FY 2021

Traditional Income Statement

01/01/2021 - 07/31/2021

Received July Interest Payment From Synovus

Paid SWCA Maintenance For July

Projected Cash Surplus 12/31/2021 \$23,000.00

Anticipated Legal Cost Increase \$4,000.00

Paid Pavese Law Firm For Email Review

Income	Amount	Annual Budget	Variance
Bank Fees Returned	\$19.60	\$0.00	\$19.60
Estoppel Certificate Fees	\$2,100.00	\$1,500.00	\$600.00
HOA Assessments From Homeowners 2021	\$372,240.00	\$372,240.00	\$0.00
HOA Assessments From Lot Owners 2021	\$2,356.00	\$2,355.00	\$1.00
Homeowner Late Fees	\$534.56	\$500.00	\$34.56
Interest Income	\$82.67	\$150.00	-\$67.33
Summit Broadband	\$14.85	\$0.00	\$14.85
Total Income	\$377,347.68	\$376,745.00	\$602.68
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	-\$519.00	-\$450.00	\$69.00
Bank Fees Charged	-\$44.00	\$0.00	\$44.00
CAI Membership	-\$310.00	-\$310.00	\$0.00
Debt Reduction	-\$26,127.15	-\$44,789.00	-\$18,661.85
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	\$0.00	\$61.25
Legal	-\$118.50	-\$4,200.00	-\$4,081.50
Money Minder	\$0.00	-\$159.00	-\$159.00
Paperform.co	\$0.00	-\$390.00	-\$390.00
Postage and Office Supplies	-\$394.19	-\$700.00	-\$305.81
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.00	-\$550.00	-\$36.00
Summit Broadband	-\$103,803.15	-\$177,923.00	-\$74,119.85
SWCA Master Association Fees	-\$88,598.51	-\$151,883.00	-\$63,284.49
United States Liability Insurance D&O	\$0.00	-\$1,800.00	-\$1,800.00
Wix.com	\$0.00	-\$264.00	-\$264.00
Zoom	\$0.00	-\$164.00	-\$164.00
Total Expenses	-\$220,489.75	-\$383,582.00	-\$163,092.25
Net	\$156,857.93	-\$6,837.00	\$163,694.93

YTD Information

Collected all annual assessments for 2021
Received Final 2021 Assessments and Late Fees
Received Estoppels for
9895 El Greco
28389 Sombrero
28436 Sombrero
28400 Sombrero (Paid an additional \$100.00 for rush estoppel)
28374 Verde
9883 El Greco Circle
28376 Verde Lane
Paid Florida Corporate Filing Certificate
Filed 1120-H Federal Tax Return
Paid Rosier Insurance For Crime Policy
Paid Postage For Annual Meeting Announcements and Proxy Statement
Paid For Certified Letters To Homeowners That Had Not Paid Annual Assessments
Paid SWCA January Maintenance
Paid SWCA February Maintenance
Paid SWCA March April May Maintenance
Received Bank Interest From Synovus Jan Feb March April May June
Paid Annual Membership Fee For CAI
Paid Auto-Owners General Liability Insurance

Spanish Wells Unit Two Homeowners Association, Inc.
P.O. Box 1565
Bonita Springs, Florida 34133

July 2021 - Unit Two Architectural and Compliance Committee

28395 Verde	New Roof	Submitted and Approved
9776 Treasure Cay	New Roof	Submitted and Approved
28393 Sombrero	Landscape Request	Submitted and Approved
28505 Sombrero	New Windows	Submitted and Approved
9880 El Greco	New Home	Submitted > Conditional Approval Waiting to See Paint/Tile colors and design Owner and contractor signature and Security deposit
28376 Verde	New Windows & Doors	Submitted and Approved

Non-Compliance Letters/Email Sent

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Landscape Issue	Woodford	28376 Verde Lane	Email Sent	Open	Waiting on new Lanai for total landscape project
Landscape Issue	Darnell	28380 Verde Lane	Email Sent	Open	
Dirty Roof	Kircher	28419 Sombrero	Email Sent	Pending	Court Date in April
Dirty Roof	Dyokas	28395 Verde	Email 1/4/2021	Request Approved For New Roof	Installation in process
Grass/Weeds Not Cut	Koresh Properties, LLC	9880 El Greco	Letter Sent by Lawyer	Request By Lawyer Made For HOA OPEN	Letter defined ongoing requirements Lot Cut

Special Note: Numerous mailboxes need to be replaced/refinished. Will be discussed in September Board Meeting.