

January 23, 2013
Board of Directors Meeting
Spanish Wells Unit II HOA, Inc.
Resort Management/SWCA Office
9240 Bonita Beach Road, Suite 1101
Bonita Springs, Fl 34135
Draft of Minutes

Call to Order: President G.B. Singh called the meeting to order at 3:00 P.M. In attendance: Officers: G.B. Singh, Don Meek (vice- president), Joe Maccarone (treasurer), Karen Benson (secretary). Directors: Andy Adams, Doug Bernstein (on phone), Paul Kalben, Ioka Summers. Howard Smith called in but could not be conferenced in. Homeowners present: Mason Benson.

Certification of Notice of the meeting was posted at least 10 days prior to the meeting.

A quorum being present, the first order of business was to approve the minutes from Jan 7, 2013. Joe Maccarone moved to approved the minutes. Paul Kalben seconded the motion. The minutes were approved unanimously.

PRESIDENT'S REPORT (G.B. Singh): G.B. will remind people that, if the annual assessment has not been paid in full by January 31, 2013, the homeowner will incur a late-payment penalty. G.B. Had submitted his president's report outline to the board members and was open to edits and revisions. He will deliver his report in the opening minutes of the Annual Meeting.

TREASURER'S REPORT (Joe Maccarone): Maccarone made his monthly statement, outlining the income and expenses. To date, HOA II has made one payment to SWCA, per regulations. His report of homeowners who have paid and not paid the assessment let the Board know there were only 4½ residents who had not yet paid. We are way ahead of last year. Maccarone outlined the status of the 4½ delinquent payments. He suggested sending another notice to these people via email to let them know if the fee isn't paid by January 31, a late-payment fee will be assigned. Maccarone went through the two documents he will be presenting to the Annual Meeting and noted he will simplify the presentation from last year.

SECRETARY'S REPORT (Karen Benson): Printed 30 copies of all mailed and emailed copies of all documents. Will print 30 copies of all budget statements. The presentation for the meeting will be consistent with the last few years - three people handling the alphabetical split of the residents. People will check in and if they have already submitted proxies and want them back, they will get them. Secretary will not need to speak at the Annual Meeting.

COMMITTEES:

NOMINATING COMMITTEE (Howard Smith): He will make a plea for people to join existing committees in order to get people involved. He will make a presentation.

COMPLIANCE COMMITTEE (Andy Adams): He will make his presentation at the meeting re: what he has done and outlining people of the compliance issues.

ARCHITECTURAL COMMITTEE (Ioka Summers): During the last month, there were three approvals. All were approved. For the meeting, Summers will go over each of the forms and will have extra forms available for any residents who want changes. She will also bring up the Welcome letter and emphasize the water-restrictions which are in the by-laws. Singh suggested she give an annual report of how many were submitted and how many were approved.

SOCIAL COMMITTEE (Paul Kalben): Kalben will give the same talk he gave last year. All is successful. We are scheduled through the rest of the year.

SWCA (Don Meek): Toll Brothers will be closing on February 1, 2013 and the new area will be called Valencia. Construction will begin immediately. Off and on-site road work will begin on February 1, 2013. They will build a lake (digging, not exploding). Utilities will go in April, 2013. The goal is to have a model built by September. Lot 74 will have the first house. Price range will be between \$300,000 - \$500,000. All deeds will include mandatory social membership to the Country Club.

Contracts have been approved for \$100,000 underground work for Tosca/Lake Club and Country Club.

Repaving is on the list for Verde, La Pluma and El Greco. This may not happen for more than a year.

Green Heron is the new landscaper. They have not been asked for an overall plan for the year 2013.

The fountain at the front gate has been experiencing some difficulty. The lights are down and apparently the room where the power is installed has collapsed. Work is proceeding .

The transition to Weiser Security has been smooth

Resort Management is working well.

NEW BUSINESS: We will be presenting the new By-Laws and other documents. Don Meek suggested we do a "hand-raised." That means there will be no discussion, only a for or against vote.

OLD BUSINESS: There is no old business.

Don Meek moved to adjourn the meeting, Paul Kalben seconded the motion. The motion was approved unanimously.

Meeting adjourned at 4:10 P.M.

The Annual Meeting will be held on February 4, 2013 in The Card Room in The Country Club House. The meeting will start at 7 P.M.