



# Spanish Wells Unit Two HOA Board Meeting Information

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SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.  
Post Office Box 1565, Bonita Springs, FL 34133

NOTICE TO ASSOCIATION MEMBERS AND DIRECTORS OF  
A MEETING OF THE BOARD OF DIRECTORS

Notice is hereby given that the regular meeting of the Board of Directors of Spanish Wells Unit Two Homeowners Association, Inc. will take place on Zoom at 1:00 pm on Monday, January 4, 2021

(If you wish to join this meeting on your computer or cell phone, please request an invitation from Frank Schwartz at [swunit2videocall@gmail.com](mailto:swunit2videocall@gmail.com)

Invitations will be sent out 30 minutes before the meeting starts!

#### DISTRIBUTION:

Len Biernat	Frank Schwartz
Don Meek	Brendan Walsh
Pegie Morris	Scott Wilkins
John Piper	

#### Agenda of the Board Meeting

1. Call to Order, Quorum, Posting of Notice
2. Approval of Previous Meeting Minutes
3. Reports of Officers: President, Treasurer, Secretary
4. Committee Reports: Nominating, ARC/Compliance, Social, SWCA

Old Business: 1. None

New Business: 1. TBA

Adjournment

BY ORDER OF THE PRESIDENT

The Board meets in accordance with Roberts Rules of Order. The participants are the Board members and the meeting will follow the published agenda. Owners are asked to submit questions on topics before the meeting, and the Board addresses those questions. After a motion and Board discussion on any votes, observers will be afforded 3 minutes per comment to add anything missed in discussion before vote. If time permits, the floor will be opened and observers invited to comment, within the 3 minute limit. Only agenda topics will be discussed. Other topics will be noted for future response.

This notice has been posted on the website on or before the 8th day of December 2020 and distributed electronically by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

Notice of 1/4/2021 Board Meeting

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**SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
MONDAY, January 4, 2021 @ 1 PM  
via ZOOM AT SPANISH WELLS Unit 2  
BONITA SPRINGS, FL 34135**

**CALL TO ORDER:** A quorum being present, President Meek called the meeting to order at 1:00 pm. Meeting was conducted via Zoom video conference.

**BOARD MEMBERS IN ATTENDANCE:** Officers: Don Meek (President), Scott Wilkins (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: John Piper (absent). Residents: Suzanne Newman and Jeff Chorba.

**CONFIRMATION OF NOTICE:** Notice of the meeting has been distributed in a timely manner and posted electronically and on the website.

**FIRST ORDER OF BUSINESS:** The first order of business was the approval of the minutes from the December 7, 2020 Meeting. Scott Wilkins moved to accept the minutes as written. Frank Schwartz seconded the motion. The motion passed unanimously.

**REPORTS OF THE OFFICERS**

**PRESIDENT'S REPORT (Don Meek):** Don noted the resignation of two board members, Pegie Morris and Brendan Walsh. Don thanked them for their service.

**TREASURER'S REPORT (Frank Schwartz):** Frank noted that 11 homeowners have not paid the 2021 assessment. The monthly report is attached. The report will be filed.

**SECRETARY'S REPORT:** No report.

**REPORTS OF COMMITTEES**

**ARC/COMPLIANCE (SCOTT WILKINS and FRANK SCHWARTZ):** Report Attached. Frank noted that he is sending out 25 letters to residents concerning dirty roofs with options for cleaning.

**NOMINATING COMMITTEE:** Scott reported that the Committee will nominate two new board members under new business.

**SOCIAL COMMITTEE (Scott):** No report

**SWCA (SCOTT WILKINS):** Scott reported that the resort management office will move into the main clubhouse in 2021. They will be providing information on getting a tax refund for water

management. SWCA is looking into speed signs and speed humps in an effort to get more safety compliance. The club renovation has been postponed until 2022.

**NEW BUSINESS:** Scott, on behalf of the Nominating Committee, made a motion to nominate Suzanne Newman and Jeff Chorba serve on the Board for the two vacant terms. Frank seconded the motion, which was approved unanimously.

Don Meek asked for a motion to adjourn the meeting. Len moved and Frank seconded the motion, which was approved unanimously. The meeting adjourned at 1:17.

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The next meeting, which will follow the Annual meeting, will be held electronically through Zoom on February 1, 2020.

Respectfully submitted,

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Len Biernat, Secretary

To: Spanish Wells Unit Two HOA Board of Directors

Accrual Basis

From: Frank Schwartz - Treasurer

We have collected \$311,428.00 In 2021 Annual Assessments as of 1/1/2021

Financial Status > Good

Financial Results for December Includes Year End 2020

Paid SWCA December Maintenance, Summit and Debt Reduction	\$30,388.20
Received interest for December from Money Market Account	\$8.80
Received Estoppel for 28370 Verde	\$250.00
Received Estoppel for 9886 El Greco	\$250.00
Received Estoppel for 9869 El Greco	\$250.00
Received Estoppel for 28394 Verde	\$250.00
Received Estoppel For 28518 La Pluma	\$250.00
Paid for postage and printing supplies	\$144.07

**Year to Date:**

We currently have \$29,758.03 cash in our Money Market account.

Paid SWCA monthly maintenance fees	\$148,797.00
Paid Summit Fees	\$171,072.00
Paid debt reduction for G&CC	\$44,789.40
Paid insurance policy premium(s)	\$2,068.00
Paid Website maintenance	\$1,500.00
Website Design Software & ISP	\$813.00
Paid legal fees	\$101.25
Paid for office supplies	\$295.47
Paid bank maintenance fee	\$36.75
Zoom Online Meetings	\$163.36
Paid CAI Annual Board Membership Fee	\$310.00
<b>Expenses</b>	<b>\$369,946.23</b>

Received interest from our Money Market account	\$542.67
Received annual assessment late fees	\$230.78
Received credit for bank maintenance fee	\$17.15
Received EsToppel Fees	\$3,000.00
<b>Income</b>	<b>\$3,790.60</b>

Planned Expenses Through 12/31/2020

SWCA Monthly Maintenance Fees	\$0.00
Planned Misc Expenses	\$0.00
<b>Total</b>	<b>\$0.00</b>

Current Assets

Surplus Cash in Money Market Account	Excludes 2021 Assessments	\$29,758.03
Future EsToppel and Interest		\$0.00

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

**December 2020 - Unit Two Architectural and Compliance Committee**

9768 Treasurer Cay	New Roof	Submitted and Approved
28394 Verde Lane	Landscape Changes	Submitted and Approved
28399 Verde Lane	Dumpster & Port-A-Let	Submitted and Approved
9861 El Greco Circle	Screen Enclosure	Submitted and Approved
9764 Treasure Cay	New Mailbox	Submitted and Approved
9886 El Greco Circle	Landscape Request	Submitted and Approved
28411 Sombrero	Replacement Lanai	Submitted and Approved
28394 Verde Lane	Landscape Request	Submitted and Approved
28436 Verde Lane	Repaint Home	Submitted and Approved
9782 Treasure Cay	New Roof	Submitted and Approved
9760 Treasure Cay	New Mailbox	Submitted and Approved

**Non-Compliance Letters/Email Sent**

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Roof Repairs		28419 Sombrero	8/7/2019	Open	Legal
Dirty Roof		28510 Sombrero	8/14/2019	Open	Legal
Dirty Roof		28514 Sombrero	8/14/2019	Open	Legal
Dirty Roof		28418 Verde	8/14/2019	Open	Legal
Dirty Roof		9782 Treasure Cay	1/29/2020	Getting New Roof	In Process
Dirty Roof		28385 Verde Lane	2/10/2020	Open	Email Sent
Dirty Roof		28415 Sombrero	2/10/2020	New Roof Waiting On Tile	Approved For 3/2021
Dirty Roof		28416 Sombrero	2/10/2020	Open	Legal

**Requests Sent to SWCA > John Zizzo > None**

Comment: All ARC requests are reviewed by Frank Schwartz & Scott Wilkins

## Highlights of Wed, Jan 20<sup>th</sup> SWCA Board Meeting

- 25 properties changed owners in December, resulting in \$50K in revenue for SWCA. In 2020, there were 115 properties sold which generated \$230K . Ninety were the anticipated number.
- Still working on getting water management credit for residents. Latest progress looks like SWCA and file for everyone.
- New cameras, with audio and video capabilities, have been installed at each gate. This will resolve the “he said, she said” arguments.
- A meeting with Bonita Springs City Management and Fire Marshal will be set up to discuss installing “speed humps” on some streets in Spanish Wells.
- Reviewed preparations for Annual Meeting which will be on March 31<sup>st</sup>. This included procedures for nominating and electing the Director at Large.
- There are two transportation corridors being studied for possible changes. One is to make old 41 a four lane road from 41 to Bonita Beach Road. The other is to repurpose the rail line. Possibilities include freight trains, passenger trains, a road, & a bicycle trail. All have impacts on Spanish Wells. Thus a committee was formed to monitor all planning and design activities of Lee and Collier County in relation to this.
- SWCA reserve fund, at the end of 2020, was \$1,486K. This is an increase of about \$100k over the end of 2019.
- Club generated profit for 2020 is anticipated to be over \$500K. Seventy-five percent goes to SWCA for capital improvements for the Club. The other 25% goes to Troon as a bonus (Remember Troon bought Indigo Golf Partners which was the new name for Billy Casper Golf.)
- Funding (\$13K) for a new dishwasher for the Club’s kitchen was approved
- Forty-three new members joined the Club in 2020. However, the overall number of members remained at 466 due to attrition
- The Public Safety Committee is looking into getting a license plate reader for each gate.
- Residents, guests, and vendors continue to hit the gate arms. The safety committee is recommending a \$250 administrative fee (fine) in addition to the cost of repairs be assessed to the driver. Currently, no one is charged for repairs. This was tabled until the February meeting so the subject could be thoroughly thought out.
- The committee studying the implementation of Pickle Ball and expansion of Bocce courts is gathering additional data and should have recommendations to the board in March.
- Two unit 2 home owners are having trouble with erosion on Lake 6. That is the small lake on the west side of Verde and adjacent to the cart path between south

8 & South 9. Bob Peruski, at 28450 Verde, has lost close to 10 feet of his side yard through erosion into the lake. Marie Johnson, at 28448 Verde, has maintenance equipment driving on her lawn because the cart path is too narrow. The remediation of the problem was moved to the top of the Lakes and Ponds Committee list of projects. A committee of SWCA President Walter Hines, Unit 2 SWCA rep Scott Wilkins, Chair of the SWCA Lakes and Ponds Committee Hank Nyenhuis, and Club General Manager Bill Shiles was formed to rapidly come up with solutions.