

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.  
MONDAY, MARCH 6, 2017 1 P.M.  
CARD ROOM AT SPANISH WELLS GOLF & COUNTRY CLUB  
9801 BONITA BEACH ROAD, BONITA SPRINGS, FL 34135  
DRAFT OF MINUTES

CALL TO ORDER: A quorum being present, Don Meek called the meeting to order at 1:00 P.M.

BOARD MEMBERS IN ATTENDANCE: OFFICERS: Don Meek (President), Ed Delson (Treasurer), Karen Benson (on the phone) (Secretary). DIRECTORS: Doug Bernstein, Howard Smith, Carlene Harrison, Al Vandam, Joe Maccarone.

CONFIRMATION OF NOTICE: Notice of the meeting had been distributed in a timely manner and was posted in the customary locations by March 3, 2017.

APPROVAL OF THE MINUTES FROM FEBRUARY 13, 2017: Joe Maccarone cited a correction in the minutes. The correction was duly noted and would be made in the final version. Maccarone moved to approve the minutes as amended. Al Vandam seconded the motion. The minutes were approved as amended.

REPORTS OF OFFICERS:

PRESIDENT'S REPORT (Don Meek): Meek reminded the Board of the annual SWCA meeting on March 7. Two more estoppel fees were approved.

TREASURER'S REPORT (Ed Delson) Delson acknowledged the new format for reporting the monthly financial reports, both income received and expenses. He reviewed the format with the Board. Income and expenses are consistent with the budget. The Board had no questions. Delson reviewed the insurance companies that have been supplying the various policies for the Board. Don Meek offered the possibility of shopping around for additional quotes. Delson will look into it and report back at the next meeting.

SECRETARY'S REPORT (Karen Benson): There is no report at this time.

REPORTS OF OFFICERS:

ARC (Al Vandam): Vandam started with a positive report on Compliance. From the last month's meeting, Vandam updated the Board on two outstanding issues: the nuisance report was tabled, as the complainant had not reported back, indicating the issue was resolved. The second issue (completion of a lanai) was discussed fully with the Board, with the conclusion being the ARC committee would select an ad hoc fining committee and proceed with the regulations prescribed for bringing the issue to completion. Written communication, along with a registered letter, would be sent to the residents, with a date set to meet with the ad hoc fining committee and the Board. Our lawyer will be contacted to verify the procedure.

**SOCIAL COMMITTEE (Carlene Harrison):** Residents have been stepping up to serve as hosts for the monthly C&C. Harrison has organized lists of attendees and hosts and will stay on top of the scheduling.

**NOMINATING COMMITTEE (Howard Smith):** There is no report at this time.

**SWCA (Don Meek):** There is no report at this time. Meek encouraged the Board to attend the SWCA Annual meeting on March 7 to hear the updates on issues with the Club and other details.

**OLD BUSINESS:** (1) C&C Format. The Board has decided to maintain the existing format, going forward. (2) Compliance Monitoring: ARC will draft a letter regarding regulations on watering lawns and gardens, reminding residents that these regulations are county requirements, reported and enforced by the Unit Two Board. The Board discussed sprinkling mishaps and suggested neighbors watch for irregularities and notify home owners. (3) Rental properties: Doug Bernstein reviewed the by-laws with the Board. There was general discussion regarding the use of a home when the owner is not in attendance. Maccarone suggested that Bernstein write a letter to residents, outlining the by-laws and county regulations on renting personal property. Rental websites need constant monitoring. Meek reminded the Board of the limitations of the gate house. (4) Signage: The Board is empowered to establish the rules of signage as stipulated in the by-laws. Bernstein reviewed those rules with the Board. The Board decided to review the signage stipulations within the SWCA by-laws and be consistent with them.

**NEW BUSINESS:** There is no new business.

The meeting was adjourned at 2:20 P.M.

The next meeting will be April 3, 2017 at 1 P.M. in the Card Room at the Club House.