

**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 a 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 July 12, 2021. You may also attend the meeting in person at the Card Room in the lower level of the club house next to the Pro Shop.

This announcement will be sent electronically at least 48 hours in advance to all homeowners who agreed to email communications and it will be posted on the bulletin board located on the island at Sombrero Drive and Treasure Cay at least 48 hours in advance.

Join on Zoom Meeting Code is 825 2713 6151 Passcode 707662

DISTRIBUTION:

Len Biernat	Suzanne Newman
Jeff Chorba	Frank Schwartz
Mike Longfield	Scott Wilkins
Don Meek	

Agenda of the Board Meeting

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

Old Business: None

**New Business: 1. Ratify legal documents regarding property located at:
SPANISH WELLS UNIT 2 BLK I PB 33 PG 53 LOT 11**

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 will address 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 1st day of July 2021, will be distributed electronically and placed on the bulletin board located on the island at Sombrero Drive and Treasure Cay by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

Notice of 7/12/2021 Board Meeting

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

Post Office Box 1565, Bonita Springs FL, 34133

www.spanishwellshoa2.com

Special Board of Directors Meeting

Wednesday, July 12, 2021, 1 pm, Via Zoom at Spanish Wells Unit 2

Live in the card room at Spanish Wells G&CC

CALL TO ORDER: A quorum being present, President Meek called the meeting to order at 1:00 PM

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

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

First Order of Business: The first order of business was the approval of the minutes of the board meeting on June 7, 2021. Scott made the motion, which was seconded by Frank, and passed unanimously.

Reports by Officers:

President's Report: none

Secretary's Report: none

Treasurer's Report: Frank reported that he added \$4,000 to the budget to cover legal fees. The surplus remains over \$23,000.

Old Business: none

New Business: 1. The Board discussed the current status of the litigation. Suzanne moved to ratify the action of the law firm, which was seconded by Frank, and passed unanimously.

Don asked for a motion to adjourn the meeting. Len moved and Scott seconded the motion. The motion was approved unanimously. The meeting adjourned at 1:15 PM

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

Respectfully submitted,

Len Biernat, Secretary. Spanish Wells Unit Two HOA, Inc.

Spanish Wells Unit Two HOA, INC FY 2021

Traditional Income Statement

01/01/2021 - 06/30/2021

Received June Interest Payment From Synovus

Paid SWCA Maintenance For June

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

Anticipated Legal Cost Increase \$4,000.00

Paid Auto-Owners General Liability Insurance

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	\$74.27	\$150.00	-\$75.73
Summit Broadband	\$14.85	\$0.00	\$14.85
Total Income	\$377,339.28	\$376,745.00	\$594.28
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	-\$22,394.70	-\$44,789.00	-\$22,394.30
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	\$0.00	\$61.25
Legal	\$0.00	-\$4,200.00	-\$4,200.00
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	-\$88,976.25	-\$177,923.00	-\$88,946.75
SWCA Master Association Fees	-\$75,941.58	-\$151,883.00	-\$75,941.42
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	-\$189,154.97	-\$383,582.00	-\$194,427.03
Net	\$188,184.31	-\$6,837.00	\$195,021.31

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

Paid Annual Membership Fee For CAI

Spanish Wells Unit Two Homeowners Association, Inc.

P.O. Box 1565

Bonita Springs, Florida 34133

June 2021 - Unit Two Architectural and Compliance Committee

28423 Sombrero	New Mailbox	Submitted and Approved
28376 Verde	New Lanai	Submitted and Approved
9872 El Greco	New Windows	Submitted and Approved
28433 Sombrero	New Roof	Submitted and Approved
28416 Sombrero	New Roof	Submitted and Approved
28399 Verde	New Driveway	Submitted and Approved

Non-Compliance Letters/Email Sent

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Dirty Roof	Kircher	28419 Sombrero	Email Sent	Pending	Court Date in April
Dirty Roof	Schouest	28416 Sombrero	Email 1/4/2021	Closed	New Roof Approved
Dirty Roof	Dyokas	28395 Verde	Email 1/4/2021	Pending	LTR Received from Lawyer
Grass/Weeds Not Cut	Koresh Properties, LLC	9880 El Greco	Reported to City Code Enforcement and Letter Sent	Legal Review	Legal Action Pending

Highlights from June 16th SWCA Board Meeting

- 7 Estoppels were processed in May resulting in \$14,000 revenue for SWCA. Through May, 59 Spanish Wells properties have sold which resulted in \$118,000 in revenue.
- The relocated SWCA office in the Clubhouse has a community bulletin board and a mail box outside the door.
- Unit 1 still has 2 owners with their bar code suspended due to non-payment of assessments.
- The engineering firm of Hole Montes is filing for a Limited Development Order (LDO) permit to install the 3 speed tables. Still need approval from the city of Bonita Springs and the Bonita Springs Fire Department.
- Lake 44's (the fountain lake in front of the Club House) bank has been restored with new riprap.
- A unit 3 resident registered a complaint that another resident of Unit 3 had cut down flora (South 6) and had installed replacement flora and an irrigation line on golf course property. (Note: the homeowner claimed that the previous owner and the realtor had represented the property line as extending into the golf course.) SWCA's President, VP, Treasurer, and the Community Manager inspected the alleged violation. They concluded:
 - The landscaping does not impinge upon the ability of the golf club to maintain the hole.
 - The landscaping does not create any hazards or significantly impinge upon the SWCA stormwater system
 - The landscaping is well designed and enhances the grounds.
 - If the homeowner had sought approval from SWCA/Golf Club for this project, the only item that would NOT have been approved would be the installation of a private irrigation line on golf course property.

Recommended actions:

- Removal of the private irrigation system at the homeowner's expense.
- SWCA will permit the private irrigation system to distribute water onto these new landscape elements, located on the golf course property, from a new private irrigation position within the homeowner's property.
- SWCA will compose and the homeowner will sign a document that codifies the fact that the landscaping is on golf course property and is the sole property of SWCA and cannot be removed or altered without the express advance written permission of SWCA.
- There has been a steady stream of concerns and complaints pertaining to the enforcement of SWCA rules and regulations, particularly as they relate to non-golfers on

the golf course participating in activities such as: bicycling, fishing, frolicking, golf ball searching, walking, golf cart touring, dog walking, jogging, etc. Hence, a discussion was held to determine if any rules or regulations required being changed. The consensus was that the current rules are sufficient.

- Next was a discussion on the appropriateness of the safety committee and/or SWCA management monitoring golf course property and conducting interventions. As background it was pointed out:
 - The Club and Course are managed by IGP
 - IGP is not and will not be staffed for after-hours intervention. Club rangers operate on the course during pro shop hours only.
 - Community management staff operates during office hours only.
 - Club GM's experience is that off-hours trespassing is endemic on golf courses situated within residential communities.
 - The Club's GM would be concerned about property damage, and it discourages but tolerates benign trespassing.
 - Currently, the chairman of the SWCA Security and Safety Committee conducts an evening tour of the community. He checks gatehouses & gate functions, vendor work sites, and the golf course property. He refers to SWCA governing documents and the SWCA rules and regulations as guidelines.
 - The Board discussed changing the Security and Public Safety Committee charter and decided it was not necessary. Instead under the construct of Purpose #4 of the charter – "Other duties of a Security and Public Safety nature as may be assigned by the Board" the Board directed:
 - "The Security and Public Safety Committee shall monitor the compliance of members, guests, vendors, and others with SWCA rules and regulations, intervene as necessary, and issue enforcement recommendations to the Community Manager."
- A proposal was put forth by Cordova to establish an Environmental Health and Compliance Committee. Its purpose would be to:
 - Audit current status of invasive flora and fauna, preserves, and littorals plantings.
 - Create a hierarch of needed remediation throughout the community
 - Assist the Community Manager to develop plans and procedures to address the most pressing issues.
 - Oversee the compliance plans and actions in accordance with applicable statutes.
 - Report to the SWCA board, on a periodic basis, regarding the status of environmental issues.

After discussion it was decided to table this until a future meeting and SWCA directors to discuss this with their HOA boards.

- The Technology Committee is reviewing a proposal from Summit to upgrade the current Synergy platform to 'IP TV" (Internet protocol TV). This would include: TV on command, ability to record programs for 72 hours after they aired, and a speech activated remote.
- LCSO was present in early June. Five tickets and 3 warning were issued. The deputy noticed that most bicyclists did not observe stop signs, which is in violation of Florida law.
- The Communications committee would like to feature one HOA per month in the SWCA newsletter and asked for point of contact.
- Restoration of the bank of Lake 14 (East 6) will be done in two phases. The first will be the northern 275 or so feet which was started this week. The remainder will be done in April 2022.
- Lake 6 (between south 8 & 9 on Verde) was evaluated for a possible concrete wall on both sides. The quote came in at \$60K just for the walls. At least another 10K would be required to finish. The DRA (Dry Reservoir Area) can be done for about 55K. The board had previously approved funding and go-ahead for the DRA. Construction of the DRA should be accomplished in the next several months.
- Work on the new Pickleball and Bocce courts will commence shortly. Vendors are working with Bonita Springs for permits. They both should be completed by the end of 2021.
- 2020 Audit is final and the full report is posted on the SWCA web site
- Federal and state taxes for 2020 of approximately \$115K will be paid from the account funded by the golf club profits
- Club metrics for May (not official financial results)
 - 3205 rounds of golf played, 2032 more than budget but 449 less than May 2020
 - \$78K green fee revenue, \$33K over budget but \$14K less than May 2020
 - \$46K food and beverage revenue, \$13K over budget, and \$26K better than May 2020 when dining was just reopening