

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, September 14, 2020.**

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

Invitations will be sent out 10 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: None

New Business:

1. Update on new website and any questions or concerns
2. Update on mailbox discussion and Unit 1 update replacement efforts

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 July 2020 and distributed electronically by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

**SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, September 14, 2020 @ 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. Meeting was conducted via Zoom® teleconference.

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Scott Wilkins (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: John Piper, Pegie Morris. Absent: Brendan Walsh.

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 July 6, 2020 Meeting. Frank moved to accept the minutes as written. Scott seconded the motion. The motion passed unanimously.

REPORTS OF THE OFFICERS

PRESIDENT'S REPORT (Don Meek): Don reported that there were two sales in the last two months: 9925 El Greco (Eshelman to Smith) and 28393 Sombrero (Merrill to Grey).

TREASURER'S REPORT (Frank Schwartz): Frank noted that the report had just been posted. The report will be filed

SECRETARY'S REPORT: No report.

REPORTS OF COMMITTEES

ARC/COMPLIANCE (SCOTT WILKINS and FRANK SCHWARTZ): Frank stated that the report had just been posted. He noted that some units were having difficulty in collecting assessments. Unit 2 did not have any problems

NOMINATING COMMITTEE: No report.

SOCIAL COMMITTEE (Scott): No report

SWCA (SCOTT WILKINS): Scott reviewed the August 19th board minutes. He noted that three board members from Unit 3 had resigned. The SWCA board will host a budget workshop on September 29 at 10:00 am. All residents will be invited to attend.

OLD BUSINESS: None.

NEW BUSINESS:

1. The Board discussed the new web site and decided to not include a discussion blog. The proposal will be up for approval at the next meeting
2. The Board discussed various issues concerning residential mailboxes. John submitted a complete written report of his finding. Unit 1 has polycarbonate boxes, which cost \$45 each. Installation with a post would cost \$110. The subcommittee will make a final report and recommendation at the next meeting.

Don Meek adjourned the meeting at 1:16 PM.

The next meeting will be held electronically through Zoom on October 5, 2020 at 1 PM.

Respectfully submitted,

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Len Biernat, Secretary

To: Spanish Wells Unit Two HOA Board of Directors
From: Frank Schwartz - Treasurer

Accrual Basis

Financial Status > Good

Financial Results for August 2020

Paid SWCA August Maintenance, Summit and Debt Reduction	\$30,388.20
Received interest for August from Money Market Account	\$9.95
Paid Bleeding Edge for yearly 2020 Website Maintenance	\$600.00
Received EsToppel Fees	\$500.00

Year to Date:

We currently have \$151,673.54 cash in our Money Market account.

Paid SWCA monthly maintenance fees	\$99,198.00
Paid Summit Fees	\$114,048.00
Paid debt reduction for G&CC	\$29,859.60
Paid insurance policy premium(s)	\$952.00
Paid Website maintenance	\$1,500.00
Paid legal fees	\$101.25
Paid for office supplies	\$21.40
Paid bank maintenance fee	\$17.15
Paid CAI Annual Board Membership Fee	\$310.00
Expenses	\$246,007.40

Received interest from our Money Market account	\$519.35
Received annual assessment late fees	\$230.78
Received credit for bank maintenance fee	\$17.15
Received EsToppel Fees	\$1,000.00
Income	\$1,767.28

Planned Expenses Through 12/31/2020	
SWCA Monthly Maintenance Fees	\$121,552.80
Planned Misc Expenses	\$5,200.00

Total \$126,752.80

Current Assets	
Cash in Money Market Account	\$151,673.54
Future EsToppel and Interest	\$750.00

Based on current economic conditions, EsToppel and Interest Earned has been reduced

Total \$152,423.54

Summary	Income	\$152,423.54
	Expenses	\$126,752.80

Surplus Cash \$25,670.74

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

August 2020 - Unit Two Architectural and Compliance Committee

28389 Verde	New Roof	Closed
28501 Sombrero	Painting Home	Submitted & Approved
28408 Sombrero	New Roof	Submitted & Approved
28399 Sombrero	Painting Home	Submitted and Approved
28507 La Pluma Way	New Windows	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
Roof Repairs		28399 Sombrero	8/7/2019	Closed	New Roof Installed
Dirty Roof		28392 Sombrero	8/14/2019	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	Delay COV19	Email Sent
Dirty Roof		28408 Sombrero	2/10/2020	In Process	Roof Approved
Dirty Roof		28385 Verde Lane	2/10/2020	Delay COV19	Email Sent
Marginally Dirty Roof		9860 El Greco	2/10/2020	Delay COV19	Email Sent
Marginally Dirty Roof		9760 Treasure Cay	2/10/2020	Delay COV19	Email Sent
Marginally Dirty Roof		28394 Verde Lane	2/10/2020	Delay COV19	Email Sent
Marginally Dirty Roof		28427 Verde Lane	2/10/2020	Delay COV19	USPS Sent
Marginally Dirty Roof		28415 Sombrero	2/10/2020	Open	Legal > Spring Review
Marginally Dirty Roof		28416 Sombrero	2/10/2020	Open	Legal > Date Unknown
Mail Box RRR		9883 El Greco	2/10/2020	Delay COV19	USPS Sent
Dirty Driveway		9782 Treasure Cay	2/10/2020	Delay COV19	Email Sent
Dumpster Status		28510 La Pluma	6/13/2020	SB Removed in July 2020	Email Sent 6/15/20
Roof Condition		9853 El Greco	6/16/2020	Owner Getting Estimates for New Roof	Email Sent 6/16/2020
Grass Not Cut		28376 Verde Lane	8/25/2020	Closed	Email Sent and Realtor Called
Tree Needs To Be Trimmed		9794 Treasure Cay	8/25/2020	Open	Email Sent

Requests Sent to SWCA > John Zizzo > None

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