

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.
MONDAY, JANUARY 8, 2018 1 P.M.
Card Room at Spanish Wells Golf & Country Club
9801 Treasure Cay, Bonita Springs, Fl 34135
Draft of Minutes

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

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Doug Bernstein (Vice-President), Ed Delson (Treasurer), Karen Benson (Secretary). Directors: Joe Maccarone, Carlene Harrison. Directors not in attendance: Howard Smith. Residents in attendance: Terry Sieve, Jim Forester, Ashley Forester, Bob Hunderfund, Hans Jehle, Larry Johansen.

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

APPROVAL OF THE MINUTES: The first order of business was the approval of the minutes from December 4, 2017. Bernstein moved to approve the minutes, with the noted revisions, Meek seconded the motion. The motion was passed unanimously.

REPORTS OF THE OFFICERS

PRESIDENT'S REPORT (Don Meek): Meek informed the Board of a change in the yellow lines on the north end of Sombrero Drive which has homeowners concerned. SWCA has been notified and a change in the lines is in process. A stop sign on El Greco has been installed, at the request of residents in Unit Two. A drainage issue involving crushed drain pipes will be addressed once the water table level goes down, providing adequate space to repair any damage.

TREASURER'S REPORT (Ed Delson): Delson had previously submitted to the Board a report for income and expenses. There were no questions or adjustments to the report. Delson let the Board know that our year-end surplus income will be slightly higher than budgeted, due to extra sales of homes and higher interest earned in the money market account.

SECRETARY'S REPORT (Karen Benson): Benson reported that all assessment letters had gone out on time and the annual meeting mailing would go out on January 19th, which would include a list of all the proposed amendments to the existing documents for Unit Two as well as all the usual items, including the budget, President's letter, minutes from last year's annual meeting, a ballot, a proxy, and a return envelope. Benson reminded Delson that there would be a bill for the mailing.

REPORT OF COMMITTEES

ARC/COMPLIANCE (Doug Bernstein): All requests for ARC were granted. Bernstein has been significantly involved in the rewriting of the by-laws and will discuss this in New Business.

NOMINATING COMMITTEE (Howard Smith): We are still looking for additional people to serve on the Board. Each Board member will make inquiries over the next few weeks.

SOCIAL COMMITTEE (Carlene Harrison): C&C hosts are set through June 2018.

SWCA (Joe Maccarone): Maccarone had submitted to the Board his synopsis of the SWCA meeting held over the last month. As of January 6, 2018, the residents of Spanish Wells do now, officially, own the Club. There will be additional communications to the residents from Billy Casper Management over the next weeks, as repairs and adjustments are proposed. Billy Casper (et al) is looking for a smooth transition with the support of past club members as well as prospective members. A plan for the transition will be presented at the February SWCA Board meeting. Maccarone went into detail with the Board over the Asset/Oversight committee of SWCA, outlining the various concepts. No decision has been made at this time.

NEW BUSINESS: Bernstein reviewed the changes to the Unit Two documents. Revisions were made and the documents will be ready for distribution on February 19th, by email and regular mail.

OLD BUSINESS: There was no old business.

The meeting was adjourned at 2:40 P.M.

The Annual Meeting will be held in the card room at the clubhouse on February 5, 2018, at 1 P.M.