

Spanish Wells Unit II Homeowners Association, Inc.
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User Name and Password: unit2

Board of Directors Meeting
July 1, 2013 3:00 P.M.
28405 Verde Lane, Bonita Springs, Fl 34135
Draft of Minutes

CALL TO ORDER: President G.B. Singh called the meeting to order at 3:00 P.M. In attendance: Officers: G.B. Singh, Don Meek (Vice-President), Joe Maccarone (Treasurer), Karen Benson (Secretary). Directors: Doug Bernstein, Paul Kalben, Ioka Summers. Not in attendance: Howard Smith, director. Homeowners present: Mason Benson.

CONFIRMATION OF THE MEETING: A quorum being present, the first order was to approve the minutes from March 25, 2013 Board Meeting and May 1, 2013 Reconvened 2013 Annual Meeting. Amendments to both sets of minutes were suggested. Minutes were approved, as amended.

REPORT OF OFFICERS:

PRESIDENT'S REPORT(G.B. Singh): Singh reviewed a Community Law Newsletter (Summer 2013) which he had received from the Unit's attorney and which had been sent to Board Members to read, prior to the meeting. There was general discussion about each new law and various provisos. Secretary Benson kept notes of the discussion.

Singh also reported that the lawyer had yet to receive the final approved documents from the county but would make sure to forward them to him, as soon as she had them. Singh will post them on the web site.

TREASURER'S REPORT (Joe Maccarone): Maccarone had sent copies of his two reports to Board Members prior to the meeting (see attached). He reviewed the income and expenses with the Board. Our reserve is a little bit more than was budgeted for 2013, given the additional sales of homes in Unit II. There are no outstanding homeowner's assessments (all homes paid in full). Maccarone made a motion to approve an expense for the necessary liability insurance (\$224.30 annually). Paul Kalben seconded. The motion passed unanimously. As outlined in the Community Law Newsletter, check signers will need to be bonded, going forward. Maccarone had researched a policy and reviewed his findings with the board.

SECRETARY'S REPORT (Karen Benson): Benson had received new guidelines for taking minutes, from another Board member and let the rest of the Board know these revisions will go into effect immediately. A discussion followed on how to store and use all records - those current and those from the past 7 years. Benson will give what she has to President Singh who will then explore ways to store everything.

COMMITTEES:

ARCHITECTURE (Ioka Summers): Over the past two months, 18 applications were made and granted. Summers presented a request from one homeowner which was reviewed and turned down by the Board. Summers will be responsible for getting back to the homeowner to let her know the outcome.

COMPLIANCE(Ioka Summers): Summers is in possession of a list of residents with dirty roofs and/or broken mail boxes. She will compose a letter to present to the Board (for review) and then will mail the letter to the residents who are out of compliance, with a time-table for amending the situation. She also reminded the Board that signs in the form of advertisements from vendors are not allowed on the grounds of residencies.

C&C (Paul Kalben): C&C continues to be successful, with home owners stepping up to host the monthly social event. The schedule is currently filled up to the new year. Kalben encouraged the Board to inform new home owners and others who have not been attending C&C about the event, with the intention of growing the participation list.

NOMINATING COMMITTEE (Howard Smith): In Smith's absence, Karen Benson reported. Two residents had been approached to see if they would like to serve on the Board and said no. Two other candidates are to be asked in the near future. Reports will be made back to the Board.

SWCA (Don Meek): Meek reported the progress being made in Valencia, the new area of Spanish Wells, being developed by Toll Brothers. He also reviewed a letter from the General Manager, which had been sent out to Club Members.

OLD BUSINESS: The committee established at the Reconvening of the Annual Meeting (May 1, 2013) to review and report on the new documents will be headed by a Board member, Doug Bernstein. Bernstein will contact the members of the committee and establish a meeting and report back to the Board.

NEW BUSINESS: There is no new business.

The next meeting will be September 6, 2013 at 3 P.M. at 28405 Verde Lane.

The meeting adjourned at 4:15 P.M.