

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

Post Office Box 1565, Bonita Springs, FL 34133

NOTICE TO ASSOCIATION MEMBERS AND DIRECTORS OF THE ANNUAL MEETING OF THE ASSOCIATION

Due to the Covid-19 Pandemic, this meeting will be conducted via ZOOM video conferencing and in the Card Room in the G&CC Lower Level.

Notice is hereby given that the Annual Meeting of the Spanish Wells Unit Two Homeowners Association, Inc. will take place in the Card Room (Lower Level) of the Spanish Wells Golf & Country Club, 9801 Treasure Cay, Bonita Springs, FL 34135 at 1:00 pm on Monday, February 7, 2022.

DISTRIBUTION: All homeowners and lot owners in Spanish Wells Unit Two

Attend via ZOOM Meeting ID: 826 9157 1643 Passcode: 525870

<https://us02web.zoom.us/j/82691571643?pwd=Q1V1QlJkdGQwa2tFMURlUGlreFILZz09>

Agenda of the Annual Meeting

1. Call to Order
2. Establish Quorum
3. Certification of Posting of Notice
4. Approval of Minutes of February 1, 2021
5. Reports of Officers
 - a. President
 - b. Treasurer
 - c. Secretary
6. Committee Reports
 - a. Nominating
 - b. ARC/Compliance
 - c. Social
 - d. SWCA

Old Business: None

New Business: Board Member Election Update

Adjournment

BY ORDER OF THE PRESIDENT Homeowners wishing to make a statement at the Board Meeting with reference to a designated agenda item may do so, but have a three-minute time limit.

This notice has been posted on the website on or before the 15th day of January 2022 and distributed electronically by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

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SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

ANNUAL OWNERS MEETING
Monday, February 7, 2022 1 pm,

Via Zoom and Live 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 PM

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Scott Wilkins, (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Suzanne Newman Jeff Chorba. Absent: Mike Longfield. Residents: Doug Bernstein, David Moretti, and John Piper (Zoom). Joe Maccarone, Larry Johansson and Susan Singh (Live).

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: Don Meek called for an approval of the minutes from the February 1, 2021 meeting. A motion was made by Scott and seconded by Suzanne. The minutes were approved unanimously.

Reports by Officers:

President's Report (Don Meek): Don reported that the lake on Verde by South 8 had been filled in and made into a Dry Reserve Area. The C&C in January was very successful. Another one is planned for March 18. Bonita Springs Utilities spent several months working on the sewer system.

Treasurer's Report (Frank Schwartz): Frank reported all homeowners paid their 2022 Annual Assessment. He stated we are in a good financial position. Report filed.

Secretary's Report: (Len Biernat): Six board members and 6 residents were in attendance. There were sufficient proxies (57) to constitute a quorum.

Committee Reports:

Nominating Committee: Scott reported that the committee received two applications for board vacancies.

ARC/Compliance (Frank Schwartz): Frank stated that there are very few outstanding issues. He will do a drive around with two residents to identify any new issues

Social (Scott Wilkens): Scott noted that there were over 70 residents at each of the two C&C's in October and January. Another one is planned for March 18.

SWCA (Scott Wilkins): Scott reported that the new Bocce Ball courts will be completed soon. The Pickle ball court plans are being revised because of some noise abatement issues. The Board is considering selling two vacant lots, which would require resident approval.

Old Business: None

New Business: Don asked for a motion to approve the nominating committee recommendations. Len made a motion to approve the nominations and elect Don Meek and Frank Schwartz to the board. The motion was seconded by Scott and adopted unanimously.

Don asked for a motion to adjourn the meeting. Len made the motion, which was seconded by Scott. The motion was approved unanimously.

The meeting adjourned at 1:21 PM

Meeting minutes from the February 2022 Annual Meeting

The next regular board meeting is scheduled for March 7, 2022 via Zoom. The next Annual Meeting will be on February 6, 2023.

Respectfully submitted,

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

Spanish Wells Unit Two HOA, INC FY 2022

Traditional Income Statement

01/01/2022 - 01/31/2022

Paid January & February 2022 SWCA Maintenance

Paid Florida Corporate Filing Fee For 2022

Paid Welcoming Committee Expenses

Received January Interest From Synovus

Finished Collecting all 2022 Assessments

Paid Crime Insurance Policy To Rosier Insurance

Filed IRS 1120-H Tax Report

Income	Amount	Annual Budget	Variance
Estoppel Certificate Fees	\$0.00	\$2,000.00	-\$2,000.00
HOA Assessments From Homeowners 2022	\$374,228.00	\$374,220.00	\$8.00
HOA Assessments From Lot Owners 2022	\$2,400.00	\$1,200.00	\$1,200.00
HOA Assessments From Prorated Lot 2022	\$0.00	\$400.00	-\$400.00
HOA Assessments From Prorated New Home 2022	\$0.00	\$1,512.00	-\$1,512.00
Interest Income	\$16.04	\$125.00	-\$108.96
Total Income	\$376,644.04	\$379,457.00	-\$2,812.96
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	\$0.00	-\$525.00	-\$525.00
CAI Membership	\$0.00	-\$310.00	-\$310.00
Debt Reduction	-\$7,464.90	-\$44,789.00	-\$37,324.10
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	-\$63.00	-\$1.75
Legal	\$0.00	-\$400.00	-\$400.00
Money Minder	\$0.00	-\$159.00	-\$159.00
New Owner Welcome Package	-\$34.06	-\$200.00	-\$165.94
Paperform.co	\$0.00	-\$350.00	-\$350.00
Postage and Office Supplies	\$0.00	-\$700.00	-\$700.00
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.68	-\$550.00	-\$35.32
Security Deposits	\$0.00	-\$2,000.00	-\$2,000.00
Summit Broadband	-\$29,383.20	-\$177,012.00	-\$147,628.80
SWCA Master Association Fees	-\$25,921.74	-\$155,530.00	-\$129,608.26
United States Liability Insurance D&O	\$0.00	-\$1,200.00	-\$1,200.00
Wix.com	\$0.00	-\$264.00	-\$264.00
Zoom	\$0.00	-\$164.00	-\$164.00
Total Expenses	-\$63,379.83	-\$384,216.00	-\$320,836.17
Net	\$313,264.21	-\$4,759.00	\$318,023.21

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

January 2022 - Unit Two Architectural and Compliance Committee

28380 Sombrero	Repaint Home	Submitted & Approved
28402 Verde	New Roof	Submitted & Approved
28385 Verde	Landscape Request	Submitted & Approved

Non-Compliance Letters/Email Sent

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Dirty Roof	Kircher	28419 Sombrero	Email Sent	Litigation	Verdict Appealed
Dirty Roof	Cotsman	28512 Sombrero	Email Sent	Open	Litigation
Dirty Roof	Byers	9909 El Greco	Email Sent	Open	Litigation
Mailbox	Morris	28396 Sombrero	Email Sent	Open	
Mailbox	Adams	28399 Sombrero	Email Sent	Open	Vendor To Repair
Dirty Roof	Hoover	28401 Sombrero	Email Sent	Open	


**AFFIDAVIT OF DISTRIBUTION AND POSTING
OF NOTICE OF SPANISH WELLS UNIT TWO HOA, INC.
2022 ANNUAL MEETING**

I, the undersigned, Secretary of the Association whose name appears at the bottom of this affidavit, do hereby swear and confirm that the notice of the annual members' meeting to be held Monday, February 7, 2022 at 1:00 P.M. via an online ZOOM session was timely distributed in accordance with the requirements of the Corporation's By-Laws

This notice was posted January 16, 2022 on the Spanish Wells Unit Two Website, emailed to all property owners that consent to electric communications and physically mailed to all property owners of record that do not allow electronic communications on January 17, 2022.

Acknowledged on the day, January 17, 2022.

Spanish Wells Unit Two Homeowners Association, Inc.


By: 

Len Biernat, Secretary

State of Florida
County of Lee

Sworn to (or affirmed) and subscribed before me on this 17 day of January 2022, by Len Biernat as Secretary of Spanish Wells Unit Two Homeowners Association, Inc., a Florida Corporation.

He is personally known to me or has produced (type of identification)

 as identification.

Notary Public:



Debra A. Volk
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG167344
Expires 3/29/2022

