

**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, June 7, 2021

All homeowners will be sent an invitation via email on how to attend the Zoom meeting

Invitations will be sent out at least 48 hours before the meeting starts! The following link will also get you to the meeting. Make sure you have the Meeting ID: 849 8476 9057 and Passcode 753400

DISTRIBUTION:

| | |
|----------------|----------------|
| Len Biernat | Frank Schwartz |
| Jeff Chorba | Scott Wilkins |
| Don Meek | |
| Suzanne Newman | |

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: 1. None

New Business: 1. Confirm Replacement Board Member
2. Update on Hurricane Questionnaire
3. August Board Meeting > Hybrid Consideration (Zoom + In Person)
4. Discussion on Possible C&C at the Club in September

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 6th day of May 2021 and distributed electronically by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

Notice of 6/7/2021 Board Meeting

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
Monday, June 7, 2021 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 PM

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Scott Wilkins, (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Suzanne Newman and Jeff Chorba. Residents: David Cotsman and Grant Houda.

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 April 5, 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 noted that the welcome letter system is set for new residents.

Treasurer's Report (Frank Schwartz): Frank reported that there are no outstanding issues. There is a cash balance of about 28,000. He stated we are in a good financial position. He noted that interest income has been reduced by \$400 because interest rates continue to be low. The report will be filed. Report attached.

Secretary's Report: (Len Biernat): no report

Committee Reports:

Nominating Committee: Scott reported that the committee agreed to nominate Mike Longfield to fill the vacancy on the Board. He made a motion to elect Mike to the Board. Frank seconded the motion, which was approved unanimously.

ARC/Compliance (Frank Schwartz): Frank reported that all roofs scheduled to be cleaned have been cleaned except for those that are in legal status. There were 7 Architectural requests received and approved by Frank and Scott. The grass at 9880 El Greco continues to be a problem. Report attached.

Social (Scott Wilkins): Scott reported that the committee is considering looking into scheduling a C & C in September or October to be held at the Club not at a home. The might be combined with another Unit HOA.

SWCA (Scott Wilkins): Scott gave his overview of the May 19th Board meeting. (report attached). He noted that the major item was the approval of construction of three bocce ball courts.

Old Business: None

New Business: 1. Frank gave an update of the Hurricane Questionnaire (attached).

2. The Board decided not to meet in July and to hold the August meeting via zoom

Don asked for a motion to adjourn the meeting. Suzanne moved and Len seconded the motion. The motion was approved unanimously. The meeting adjourned at 1:18 PM

The next regular meeting of the Board will be Monday August 2, at 1:00pm 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 - 05/31/2021

Received May Interest Payment From Synovus
 Paid SWCA Maintenance For May
 Received Estoppel For 28374 Verde
 Received Estoppel For 9899 El Greco
 Paid Annual CAI Membership Fee
 Projected Cash Surplus 12/31/2021 \$27,900.00
 Reduced bank interest by \$400.00 due to low interest rates

| 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 | \$65.00 | \$150.00 | -\$85.00 |
| Summit Broadband | \$14.85 | \$0.00 | \$14.85 |
| Total Income | \$377,330.01 | \$376,745.00 | \$585.01 |
| Expenses | Amount | Annual Budget | Variance |
| Auto-Owners Liability Commercial General Liability Coverage | \$0.00 | -\$450.00 | -\$450.00 |
| Bank Fees Charged | -\$44.00 | \$0.00 | \$44.00 |
| CAI Membership | -\$310.00 | -\$310.00 | \$0.00 |
| Debt Reduction | -\$18,662.25 | -\$44,789.00 | -\$26,126.75 |
| Florida Corporate Filing Spanish Wells Unit Two HOA | -\$61.25 | \$0.00 | \$61.25 |
| Legal | \$0.00 | -\$200.00 | -\$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 | -\$74,149.35 | -\$177,923.00 | -\$103,773.65 |
| SWCA Master Association Fees | -\$63,284.65 | -\$151,883.00 | -\$88,598.35 |
| 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 | -\$157,419.69 | -\$379,582.00 | -\$222,162.31 |
| Net | \$219,910.32 | -\$2,837.00 | \$222,747.32 |

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

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**

May 2021 - Unit Two Architectural and Compliance Committee

| | | |
|--------------------|------------------------|------------------------|
| 28415 Sombrero | Repaint Home | Submitted and Approved |
| 28423 Verde | Repaint Home | Submitted and Approved |
| 28433 Sombrero | New Roof | Submitted and Approved |
| 9779 Treasurer Cay | Generator Installation | Submitted and Approved |
| 28385 Verde | Hurricane Protection | Submitted and Approved |
| 9790 Treasure Cay | New Lanai | Submitted and Approved |
| 9905 El Greco | Repaint Home | Submitted and Approved |

Non-Compliance Letters/Email Sent

| Issue | Owner | Address | Letter/Email Sent | Status | Comments |
|---------------------|--------------|----------------------|---|--|---|
| Dirty Roof | Morrow | 9901 El Greco Circle | Email 1/4/2021 | Closed | New Roof Installed |
| Dirty Roof | Cotsman | 28512 Sombrero | Email 1/4/2021 | Closed | New Roof Installed |
| Dirty Roof | Kircher | 28419 Sombrero | Email Sent | Pending | Court Date in April |
| Dirty Roof | Schouest | 28416 Sombrero | Email 1/4/2021 | Pending | Ltr From Roofer Received |
| Dirty Roof | Kessler | 28514 Sombrero | USPS Letter Sent | Closed | New Roof Installed |
| Dirty Roof | Howe | 9782 Treasure Cay | Email 1/4/2021 | Closed | New Roof Insalled |
| | | | | | |
| Dirty Roof | Dyokas | 28395 Verde | Email 1/4/2021 | Pending | LTR Received from Lawyer |
| Grass/Weeds Not Cut | Gohari | 9880 El Greco | Reported to City Code Enforcement and Letter Sent | Open Waiting on letter from lawyer in June Lot Was cut | Has not been mowed in a while Will require contract for future mowing |
| | | | | | |

Highlights for May 19th SWCA Board Meeting

- The major agenda item was the approval of Not to Exceed amount of \$135,000 for the construction of 3 sunken, sub-irrigated bocce courts on the footprint of tennis court #1. The courts will have a north - south orientation, be 12 ft. X 70 ft., surrounded by a paver deck, and have canopies at each end of the court with outdoor ceiling fans.
- The Board also approved funding requests for:
 - \$20,000 for purchase and installation of two canopies between the existing tennis courts.
 - \$25,000 for landscaping at the tennis/pickle ball/bocce sports complex.
 - \$25,000 increase for course and clubhouse landscaping.
- A review of other potential bocce sites ruled them all out. The lot on Tasca was too far away as was the lot by lake 50 (Alhambra). The area next to the golf cart parking area was too small to accommodate three bocce courts. The SWCA owned lot at 9839 Treasure Cay (adjacent to the clubhouse parking lot) is zoned residential and would have to go through the lengthy re-zoning process.
- 18 Estoppels were processed in April resulting in \$36,000 revenue for SWCA. The projection through April was 30 estoppels. The actual number was 52 which resulted in \$104,000 in revenue.
- The SWCA offices were moved to the Clubhouse on the 27th of April.
- Unit 1 has 2 owners with their bar code suspended due to non-payment of assessments.
- The Maintenance Yard clean-up has been completed. Calusa bushes have been planted to fill in empty areas behind homes on Tasca.
- The SWG&CC continues to do well.
 - 5962 golf rounds were played in April. That is 1260 over budget (projection).
 - Green Fee Revenue was \$245K in April, which was \$75K over budget
 - F&B revenue (including banquets) was \$89K or \$27K over budget in April
 - Net Club income for April was \$160K which was \$98K over budget.
- The Treasurer pointed out that the superior results of 2020 were heavily dependent on golf play over the final 8 months. It is too early to see if this will carry through in 2021.
- The solution to fix Lake 6 (Verde, between south 8 & 9) is still under evaluation. One neighbor proposed installing rip rap. However, that didn't work previously and there is no guarantee it would a second time. That owner has come back with the installation of decorative concrete walls on both sides. The engineering team is comparing that solution with the original recommendation of making the lake a Dry Reserve Area (DRA).
- The erosion on Lake 14 (right side of east 6 and behind Megan) will be put off until April 2022. There were too many problems to repair it from the home's side of the lake. The east course will be closed and the work will be done from the golf course side.