

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 a 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 November 1, 2021. Due to the COVID-19 Virus and the Delta Variant the meeting will only take place via ZOOM

This announcement will be sent electronically at least 48 hours in advance to all homeowners who agreed to email communications and it will be posted on the bulletin board located on the island at Sombrero Drive and Treasure Cay at least 48 hours in advance.

<https://us02web.zoom.us/j/84984769057?pwd=Nm5TVG13cng3SS9TdW5YR0xISUZhQT09>

Join on Zoom Meeting ID 849 8476 9057 Passcode 753400

DISTRIBUTION:

Len Biernat	Suzanne Newman
Jeff Chorba	Frank Schwartz
Mike Longfield	Scott Wilkins
Don Meek	

Agenda of the Board Meeting

1. Call to Order, Quorum, Posting of Notice
2. Approval of Previous Meeting Minutes
3. Reports of Officers: President, Treasure, Secretary
4. Committee Reports, Nominating, ARC/Compliance, Social, SWCA

Old Business: Update Status of 9880 El Greco Lot
Update on Mailbox Replacements

New Business: 1. Review 2022 Budget and Approve Assessment

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 5th day of October 2021, will be distributed electronically and placed on the bulletin board located on the island at Sombrero Drive and Treasure Cay by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

Notice of 11/1/2021 Board Meeting

One tap mobile for ZOOM

+19294362866,,84984769057#,,,,*753400# US (New York)

+13017158592,,84984769057#,,,,*753400# US (Washington DC)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

Post Office Box 1565, Bonita Springs FL, 34133

www.spanishwellshoa2.com

**Board of Directors Meeting
Monday, November 1, 2021, 1 pm, Via Zoom**

CALL TO ORDER: A quorum being present, President Meek called the meeting to order at 1:02 PM

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Suzanne Newman, Jeff Chorba and Mike Longsfield. Absent: Scott Wilkins. Residents: Dave Moretti, Bob Clarke, Christian Peukert, and John Piper.

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 October 4, 2021 meeting. A motion was made by Frank and seconded by Mike. The minutes were approved unanimously.

Reports by Officers:

President's Report (Don Meek): no report

Treasurer's Report (Frank Schwartz): Frank asked to delay discussion of the report until New Business. The report will be filed. Franks expects that Unit Two will have a cash surplus of \$24,000.00 at year-end Report attached.

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

Committee Reports:

Nominating Committee: no report

ARC/Compliance (Frank Schwartz): Frank noted that a new driveway had been installed without prior HOA approval. There is a need to be more proactive with residents about current regulations.

Social (Scott Wilkins): Frank reported that there were 86 residents at the October C & C. The plan is to continue to have these every other month at the Clubhouse.

SWCA (Scott Wilkins): no report

Old Business: 1. Empty Lot. Frank noted that the builder is no longer working with the lot owner for construction on the lot at 9880 EL Greco. No information is available about finding a new builder. However, the lot is being mowed every other week.

2. Mailbox report. Sherwin Williams estimated that it would cost \$800 per mailbox to sand and repaint. Repair parts are in short supply. Resident Bob Clarke noted that he repainted his with high heat barbeque paint and it is holding up well.

New Business: Budget and Assessment. Frank presented the proposed 2022 Budget with an annual assessment of \$2268. This is up \$12 from the current year. Frank moved to adopt the proposal, which was seconded by Len and approved unanimously. Budget attached.

Don asked for a motion to adjourn the meeting. Len moved and Suzanne seconded the motion. The motion was approved unanimously. The meeting adjourned at 1:25PM.

The next regular meeting of the Board will be Monday, December 6, 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 - 10/31/2021

Received October Interest Payment From Synovus
 Paid SWCA Maintenance For October
 Projected Cash Surplus 12/31/2021 \$24,000.00
 Paid Paperform.Co For Website Forms Management Software
 Paid Liability Insurance For Board Members
 Paid ZOOM Renewal license

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 Homeowners 2022	\$0.00	\$376,488.00	-\$376,488.00
HOA Assessments From Lot Owners 2021	\$2,356.00	\$2,355.00	\$1.00
HOA Assessments From Lot Owners 2022	\$0.00	\$1,200.00	-\$1,200.00
Homeowner Late Fees	\$534.56	\$500.00	\$34.56
Interest Income	\$99.77	\$150.00	-\$50.23
Security Deposits	\$2,000.00	\$0.00	\$2,000.00
Summit Broadband	\$14.85	\$0.00	\$14.85
Total Income	\$379,364.78	\$754,433.00	-\$375,068.22
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	-\$519.00	-\$450.00	\$69.00
Bank Fees Charged	-\$44.00	\$0.00	\$44.00
CAI Membership	-\$310.00	-\$310.00	\$0.00
Debt Reduction	-\$37,324.50	-\$44,789.00	-\$7,464.50
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	\$0.00	\$61.25
Legal	-\$2,110.76	-\$4,200.00	-\$2,089.24
Money Minder	\$0.00	-\$159.00	-\$159.00
Paperform.co	-\$351.00	-\$390.00	-\$39.00
Postage and Office Supplies	-\$458.78	-\$700.00	-\$241.22
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.00	-\$550.00	-\$36.00
Summit Broadband	-\$148,283.85	-\$177,923.00	-\$29,639.15
SWCA Master Association Fees	-\$126,569.30	-\$151,883.00	-\$25,313.70
United States Liability Insurance D&O	-\$1,116.00	-\$1,800.00	-\$684.00
Wix.com	-\$264.00	-\$264.00	\$0.00
Total Expenses	-\$318,076.34	-\$383,582.00	-\$65,505.66

Expenses	Amount	Annual Budget	Variance
Zoom	-\$149.90	-\$164.00	-\$14.10
Total Expenses	-\$318,076.34	-\$383,582.00	-\$65,505.66
Net	\$61,288.44	\$370,851.00	-\$309,562.56

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 (Paid an additional \$100.00 for rush estoppel)
 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 June July August September October Maintenance
 Received Bank Interest From Synovus Jan Feb March April May June July August September October
 Paid Annual Membership Fee For CAI
 Paid Auto-Owners General Liability Insurance
 Paid Pavese Law Firm For Empty Lot Issues

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

October 2021 - Unit Two Architectural and Compliance Committee

28444 Sombrero	New Lanai	Submitted & Approved
28399 Verde	Repaint Home	Submitted & Approved
9790 Treasure Cay	Windows & Doors	Submitted & Approved
28411 Sombrero	Repaint Home	Submitted & Approved
28393 Sombrero	Windows& Doors	Submitted & Approved
28436 Verde	New Driveway	Waiting on Form
9891 El Greco	New Lanai	Submitted & Approved
9891 El Greco	Roof Modification	Submitted & Approved
28416 Sombrero	New Roof	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	Witte	28436 Verde	Email Sent	Open	
Dirty Roof	Cotsman	28512 Sombrero	Email Sent	Open	Litigation
Dirty Roof	Saidowsky	9851 El Greco	Email Sent	Closed	
Dirty Roof	Byers	9909 El Greco	Email Sent	Open	Litigation
Mailbox	Sutter	28437 Sombrero	Email Sent	Closed	
Mailbox	Murray	28377 Sombrero	Email Sent	Open	
Mailbox	Morris	28396 Sombrero	Email Sent	Open	
Mailbox	Adams	28399 Sombrero	Email Sent	Open	Vendor To Repair
Mailbox	Luhmann	28440 Verde	Email Sent	Open	
Mailbox	Neteler	28441 Verde	Email Sent	Open	
Mailbox	Schultz	28444 Verde	Email Sent	Open	

Spanish Wells Unit Two HOA, INC FY 2022

Budget Report

Spanish Wells Unit Two HOA, Inc.

FY 2022

Does not include surplus cash

Funds available at beginning of financial year (01/01/2022)				\$0.00
HOA Dues	Budgeted Income	Budgeted Expenses	Budget Net	
HOA Assessments From Homeowners 2022	\$374,220.00	-	\$374,220.00	
HOA Assessments From Prorated New Home 2022	\$1,512.00	-	\$1,512.00	
HOA Assessments From Lot Owners 2022	\$1,200.00	-	\$1,200.00	
HOA Assessments From Prorated Lot 2022	\$400.00	-	\$400.00	
Estoppel Certificate Fees	\$2,000.00	-	\$2,000.00	
Interest Income	\$125.00	-	\$125.00	
Homeowner Late Fees	-	-	-	
Bank Fees Returned	-	-	-	
HOA Dues Totals	\$379,457.00	-	\$379,457.00	
Fees / Fines / Assessments	Budgeted Income	Budgeted Expenses	Budget Net	
SWCA Master Association Fees	-	-\$155,530.00	-\$155,530.00	
Summit Broadband	-	-\$177,368.00	-\$177,368.00	
Debt Reduction	-	-\$44,789.00	-\$44,789.00	
Fees / Fines / Assessments Totals	-	-\$377,687.00	-\$377,687.00	
Operating Expenses	Budgeted Income	Budgeted Expenses	Budget Net	
None	-	-	-	
Operating Expenses Totals	-	-	-	
Administrative Expenses	Budgeted Income	Budgeted Expenses	Budget Net	
Legal	-	-\$400.00	-\$400.00	
Florida Corporate Filing Spanish Wells Unit Two HOA	-	-\$63.00	-\$63.00	
Postage and Office Supplies	-	-\$700.00	-\$700.00	
Bank Fees Charged	-	-	-	
New Owner Welcome Package	-	-\$200.00	-\$200.00	
Miscellaneous	-	-	-	
Insurance				
United States Liability Insurance D&O	-	-\$1,200.00	-\$1,200.00	
Rosier Insurance travelers Company & Surety Crime Coverage	-	-\$550.00	-\$550.00	
Auto-Owners Liability Commercial General Liability Coverage	-	-\$525.00	-\$525.00	
Insurance Totals	-	-\$2,275.00	-\$2,275.00	
Administrative Expenses Totals	-	-\$6,885.00	-\$6,885.00	

Administrative Expenses	Budgeted Income	Budgeted Expenses	Budget Net
Online Services			
Wix.com	-	-\$264.00	-\$264.00
Paperform.co	-	-\$350.00	-\$350.00
Zoom	-	-\$164.00	-\$164.00
CAI Membership	-	-\$310.00	-\$310.00
Money Minder	-	-\$159.00	-\$159.00
Online Services Totals	-	-\$1,247.00	-\$1,247.00
Security Deposits	-	-\$2,000.00	-\$2,000.00
Administrative Expenses Totals	-	-\$6,885.00	-\$6,885.00
Reserves			
Surplus Cash	-	-	-
Reserves Totals	-	-	-
Grand Totals			
	\$379,457.00	-\$384,572.00	-\$5,115.00
Projected bank balance if on budget			-\$5,115.00

Highlights from October 25th SWCA Board Meeting

- The Board approved the SWCA budget for 2022. The monthly member assessment will increase from \$188 to \$189.
- Art Fairrie, from the Golf Condos, was elected to be the Vice President
- 9 Estoppels were processed September which resulted in \$18,000 in revenue.
- Unit 1 has one owner with their bar code suspended due to non-payment of assessments.
- The installation of the 3 speed tables is still a month or more away.
- The BSU lift station on White Sands (East hole #2) is still being worked on. Among other things, the cart path from White Sands to adjacent to the lift station will be widened. .
- Hurricane windows and doors for the Marbella Gate House have been ordered.
- The Dry Reserve Area between south 8 and 9 has been completed. Lake 6 has been filled in, an irrigation system has been installed, sod has been put in place, the cart path has been paved, and two small trees have been planted.
- The Pickleball and Bocce courts projects are awaiting permits from Bonita Springs. The city still has some concerns over noise abatement.
- Gross Club revenue through eight months is \$573K better than budget while expenses are \$53K over budget. This results in a net income position that is \$520K over expectations.