

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.
Monday, October 2, 2017 1 P.M.
Card Room at Spanish Wells Golf & Country Club
9801 Treasure Cay Lane, Bonita Springs, FL 34135
Draft of Minutes

CALL TO ORDER: A quorum being present, President Meek called the meeting to order at 1:00 P.M.

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Ed Delson (Treasurer), Karen Benson (Secretary). Directors: Joe Maccarone, Doug Bernstein, Carlene, Harrison. Director absent: Howard Smith.

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

APPROVAL OF THE MINUTES: The minutes from August 7, 2017 were approved as submitted.

REPORT OF OFFICERS:

PRESIDENT'S REPORT (Don Meek): Meek brought the board up to date on the damage incurred from hurricane Irma. The club and residences sustained significant damage with the majority of the damage affecting landscaping. Clean up will be delayed indefinitely as FEMA was not notified in time to place Spanish Wells on a list. Unit Two continues to sell homes with another sale occurring on Sombrero. The hurricane has delayed other closings.

TREASURER'S REPORT (Ed Delson): Delson had sent out a report of income and expenses to Board members prior to the meeting. There were no questions or adjustments to the report. Delson informed the Board that Unit Two would end up with around \$40,000 by year's end. Delson introduced the idea of using direct deposit or credit cards for residents to cover the assessment for the coming year.

SECRETARY'S REPORT (Karen Benson): There is no report at this time.

REPORT OF COMMITTEES:

NOMINATING COMMITTEE: There is no report at this time.

ARC (Doug Bernstein): Three requests were made and approved. The fall tour of homes, to check on roofs, mailboxes and driveways, has been delayed due to the hurricane. The plan is to tour the area the end of November or early December.

SOCIAL (Carlene Harrison): The monthly C&Cs have been successful and hosts are stepping up to fill in holes in the schedule. The idea of two single residents pairing up to host an event was presented and discussed. Harrison will bring the idea to the residents.

SWCA (Joe Maccarone): The generator for the water pumps should arrive within the week and be installed shortly after. The intention is to build a wall around the generator and

landscape the area. The hurricane caused considerable damage to the perimeter fencing throughout Spanish Wells. There will be a "budget workshop" on October 4, 2017 in the clubhouse to discuss the coming year's budget. Delson asked for information as soon as possible, in order to construct the 2018 budget and the annual assessment which will be reviewed at the next meeting and mailed (as well as emailed) to residents on December 1, 2017.

The Hidden Lakes project is going forward.

There has been a change in personnel in the Resort Management office.

There is no update on a new cable company to replace Comcast.

There was a discussion about the signage on Verde at El Greco, with the intention of improving the safety factor around the traffic island. Doug Bernstein asked to be able to consult with SWCA regarding the signage. Discussion followed.

OLD BUSINESS: There is no old business.

NEW BUSINESS: Hurricane Irma caused considerable damage to the trees and shrubs in Unit Two. Don Meek made it clear that HOAs throughout Spanish Wells, as well as the individual residents, are not responsible for cleaning their own debris. The responsibility is with the city of Bonita Springs and SWCA.

Meek presented a proposition to issue each home owner a form which will include all necessary information of each owner as well as a place for owners to opt in on emails, so that annual mailings can be sent via email, rather than regular mail. This would save money on printing and postage. Meek suggested Barry Witt as a consultant, to create the form. This form will be presented at the next Board meeting.

The meeting was adjourned at 1:50 P.M. The next meeting will be on November 6, 2017 in the Card Room at Spanish Wells Club House.