

SPANISH WELLS UNIT II HOA, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 28, 2013 4:00 P.M.
28305 VERDE PANE
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: Paul Kalben, Ioka Summers, Howard Smith (via phone). Not present: Doug Bernstein. Home owners present Mason Benson

Certification of the minutes: A quorum being present, the first order of business as to approve the minutes from September 6, 2013. Ioka Summers moved to have the minutes approved. Don Meek seconded the motion. Minutes were approved unanimously.

Reports of Officers:

President's Report (G.B. Singh): Peace and quiet around. Nothing new to report.

Treasurer's Report (Joe Maccarone): Maccarone had passed around his documents of expenses, income prior to the meeting. He reviewed the items with the board. He reviewed the 2014 proposed preliminary budget. He pointed to the non-assessment item of \$3,000 which is higher than last year, considering the quantity of new homes which are being built in the area. Almost no money on the "late-fee" line, as people are paying on time. As for expenses, we are in line with last year's proposed budget.

The third document outlined the three preliminary budget options for revenue, showing the revenues from the various proposed assessments. Howard Smith voiced a concern about the possibility of a large jump in the assessment in 2015, if we don't increase that assessment a bit this year. The reserve will be sufficient, should there be a disaster.

Singh asked Meek (our representative to the SWCA board) about the possibility of another unit in Spanish Wells not being able to pay the SWCA fees and any ramification on the other units. Meek informed the board of the process SWCA uses to obtain the fees.

Joe Maccarone made a motion to have the board accept the third option for the assessment value, for the coming year. Don Meek seconded the motion. Motion was passed unanimously.

Joe Maccarone made a motion to have the board accept the bill for the D&O bill. Don Meek seconded the motion. Motion was passed unanimously.

Maccarone then reviewed the Bonding Insurance issue which we have encountered. Two people will need to sign each check, in the future which means the bank will need several signatures on file.. A conversation ensued. A possible change would be appointing an assistant Treasurer who would be responsible for receiving and depositing any checks during the year. Karen Benson volunteered to be the person to pick up the checks from the post office and deposit them in the bank.

Secretary's Report (Karen Benson): Benson will meet with Meek over Thanksgiving weekend to review last year's invoice letter and prepare the mailing list. The annual assessment letter will be mailed out over Thanksgiving weekend.

Report of the Committees:

Architecture (Ioka Summers): There were three applications, all approved.

Compliance (Ioka Summers): Letters were sent to HOA II residents who were asked to have their roofs cleaned and mailboxes repaired. Summers suggested making these requests in the late fall, as most of the residents are here at that time.

Nominating Committee (Howard Smith): No report.

Social (Paul Kalben): The list of hosts for the coming months was sent to board members prior to the meeting. The C&C's continue to be great successes.

SWCA (Don Meek): Still do not have a contract with Valencia for a variety of reasons. They project 10 home sales in the coming year.

One of the lakes had a problem with fish kill over the past few days (due to the cold weather). It will be handled by Aquagenix. Meek reviewed the issue of aerating the lakes again. The problem is the need to have an electric source and would be much too costly. MacCarone proposed doing a few lakes at a time, to prevent the huge expense in one year. There is an issue of dead trees on the Golf Club property.

The proposed \$300,000.00 for a new landscaping plan has been tabled.

Summers asked about speeding within Spanish Wells. Meek acknowledged there is a problem; however, the only solution is to contact Lee County Sheriffs Office.

Old Business: Doug Bernstein received a collection of comments from a committee member regarding revisions to the by-laws. The collection was passed on to our lawyer, Susan McLaughlin. She will advise the board as to any necessary action.

New Business: All new board members must have certification of completing an approved course on HOA law or file an affidavit that he/she has read the association documents.

The next meeting will be held on December 2, 2013 at 3 P.M.

The meeting was adjourned at 5:10 P.M.

Respectfully submitted,

Karen K. Benson, Secretary