

**SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.**  
**MONDAY, JUNE 3, 2019 @ 1 PM**  
**CARD ROOM AT SPANISH WELLS GOLF & COUNTRY CLUB**  
**9801 TREASURE CAY, 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), Frank Schwartz (Treasurer), Karen Benson (Secretary). Directors: Pegie Morris, Howard Smith (on the phone), Scott Wilkins, Diane Floyd. Residents in attendance: Jeanne and Dave Moretti, Yvonne Graff, Robert Bernalewski

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

**FIRST ORDER OF BUSINESS:** The first order of business was the approval of the minutes from May 6, 2019. Frank Schwartz moved to accept the minutes as written. Scott Wilkins seconded the motion. The motion was passed unanimously. Voting yes: Don Meek, Frank Schwartz, Karen Benson, Scott Wilkins, Pegie Morris, Diane Floyd, Howard Smith.

**REPORTS OF THE OFFICERS**

**PRESIDENT'S REPORT (DON MEEK):** Meek reviewed the process of circulating estoppel reports with the Board. He reminded the Board that a sale is not completed until the actual closing occurs and the check received from the title company.

**TREASURER'S REPORT (FRANK SCHWARTZ):** Schwartz had previously submitted to the Board a report of the income and expenses. Schwartz spent time reviewing the report. Report is attached. There were no questions or adjustments to the report.

**SECRETARY'S REPORT (KAREN BENSON):** There is no report at this time.

**REPORTS OF COMMITTEES**

**ARC/COMPLIANCE (SCOTT WILKINS and FRANK SCHWARTZ):** Schwartz had submitted his report to the Board prior to the meeting (see attached) and discussed the requests with those present. All requests were approved.

**NOMINATING COMMITTEE (HOWARD SMITH):** There are no new candidates at this time.

**SOCIAL COMMITTEE (PEGIE MORRIS):** C&Cs continue to be successful. Morris requested a host for the July event. Meek volunteered his home.

**SWCA (SCOTT WILKINS):** There was a no SWCA meeting this month. No report attached.

**OLD BUSINESS:** Schwartz raised an issue with the new Rules Document. Schwartz made a motion to add to the rules: Roofs must be clean and mold free. Floyd approved the motion. Wilkins seconded the motion. The motion was passed unanimously. Voting yes: Meek, Schwartz, Benson, Wilkins, Smith, Floyd, Morris. Rules documents will be registered and then posted.

Meek then reminded the Board of last month's New Business of including all information from committees in the posted minutes, appearing on the website. There was general discussion regarding elements of the information. Meek made a motion to have all information appear on the website, minus agreed to redacted information. Wilkins approved the motion. Schwartz seconded. The motion was approved unanimously. Voting yes: Meek, Schwartz, Benson, Wilkins, Smith, Floyd, Morris.

**NEW BUSINESS:** Morris took the floor to discuss a new concept of C&C which had been worked out in committee (with Benson). Morris had written a letter to residents which was tabled in the discussion. There was general discussion on how to proceed with C&C. Morris made a motion to have the C&C proceed as a quarterly event, divided between homeowners' homes and the Club House. Schwartz approved the motion. Floyd seconded. The motion was passed unanimously. Voting yes: Meek, Schwartz, Benson, Wilkins, Smith, Floyd, Morris. Morris will compose a new letter to residents with the new plans and maintain the relationship with the Club. Flexibility of the plans is always possible. Benson offered to assist.

Meek ended the formal portion of the meeting and opened the floor to questions from residents and Board members.

Meek moved to adjourn the meeting at 2:30 PM The motion was approved unanimously. Voting yes: Meek, Schwartz, Benson, Morris, Smith, Floyd, Wilkins.

To: Spanish Wells Unit 2 HOA Board of Directors  
From: Frank Schwartz – Treasurer

## Financial Results for June 2019

July 8, 2019

Paid SWCA \$58,785.88 for June and July

Received interest of \$206.00 for June from our Money Market account.

Paid \$12.30 for stamps and office supplies for newcomers' kits

Paid Pavese \$38.50 to review email correspondence regarding prior ARC issue

Paid \$453.00 to Auto-Owners for Liability Coverage for Board Members

Sent 16 post cards to homeowners who indicated in last year's questionnaire that they did not "opt In" for emails. Want to see if any will change their preference. (4 changed to date)

### Year to Date:

We currently have \$178,439.40 cash in our account.

Paid SWCA	\$205,750.58
Paid Bleeding Edge Internet \$300.00 for our website	\$300.00
Paid Rosier Insurance for Crime Coverages	\$504.00
Refunded two homeowners who had overpaid their annual assessment.	\$134.15
Paid to update the Florida Corporate Incorporation document.	\$70.00
Paid for office supplies, postage and printing	\$698.66
Paid a bank service fee (refunded in February)	\$5.00
Owner paid to collect illegible check amount	\$100.00
Bank refunded maintenance fee of	\$5.00
Received bank interest	\$1,540.60
Received an Estoppel fee from the Burtons	\$250.00
Received an Estoppel fee from Byers	\$250.00
Filed our 2018 1120-H Tax return	
Collected late fees	\$241.32
Refunded Florida National Title for overpayment	\$250.00
Paid Pavese Law Firm for Annual Meeting Work	\$241.68
Received Door Refund Check from Summit	\$20,710.25
Received Credit from Metavante Corp for Funds Not Cashed	\$35.00
Paid Pavese Law Firm for pre-suit preparation	\$1,837.75
Received Estoppel fee from Mkrdichian	\$250.00
Paid annual dues for CAI membership	\$295.00
Paid Auto-Owners Insurance for Board Liability coverage	\$453.00
Paid Pavese for legal research regarding ARC issue	\$38.50

**Financial Overview**

Started June 1, 2019 with	\$237,586.78
Received deposits for June 2019	\$206.00
Received Bank interest (included in received deposits)	\$206.00
Paid out a total of	\$59,353.38
Our cash balance as of July 8, 2019 is	\$178,439.40

There are some important things to note.

1. We have outstanding payments of \$146,964.70 to SWCA (August 2019 > Dec 2019)
2. We have \$9,432.50 remaining in miscellaneous expenses <sup>(1)</sup>
3. Anticipate an additional \$2,536.13 in interest and estoppel fees
4. We could be making additional payments for legal services RE: ARC Issue <sup>(1)</sup>

**Summary of projected cash:**

Current cash balance	\$178,439.40
Remaining Interest and estoppel fees	\$ 2,536.13
Total	\$180,975.53
Planned Expenses	\$156,397.20
Cash Surplus	\$24,578.33

Note 1: Added \$8,000.00 in potential legal fees to planned expenses

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

June 2019 - Unit Two Architectural and Compliance Committee

July 8, 2019 Meeting Date

**New Requests Submitted in June**

New Roof	28390 Verde	Submitted and Approved
Satellite Dish	28423 Sombrero	Submitted and Approved
New Roof (Metal)	28505 Sombrero	Submitted and Approved

**Non-Compliance Letters Sent**

Issue	Owner	Address	Letter Sent	Status	Comments
Lawn Height		28376 Verde Lane	6/11/2019	Closed	Email sent
Dirty Roof		28514 Sombrero	3/18/2019	Open	Getting new roof
New Pool Cage/Lanai		28436 Verde	3/19/2019	In Process	Temp Fence installed. Work started to rebuild entire Lanai w/cage. Should be complete in July/August.
Lot Maintenance		9880 El Greco	5/3/2019	Closed	Notice Sent, Lot mowed. Appears owner may have scheduled regular mowing
Lot Maintenance		9880 El Greco	5/17/2019	Final Warning Sent	Grass not cut for 32 days. Code Enforcement Called > cut day before they arrived
Lot Maintenance		9880 El Greco	6/24/2019	Fining Hearing Notice Sent	Hearing held 7/8/2019

**Requests Sent to SWCA > John Zizzo None**

Notes: All ARC requests are reviewed by Frank Schwartz & Scott Wilkins

Frank Schwartz  
Chairman, Unit Two Architectural and Compliance Committee

The next meeting will be July 8, 2019 at 1 PM in the card room at the Club House of Spanish Wells Golf and Country Club.

## LEASE APPLICATIONS FOR SW UNIT TWO

### LEASING DETAILS

Application Date	Address.	Owner	Lease Term	Renter	Agent
5/15/2019	28432 Verde Lane		5/31-9/15/2019	Scott Simone, 239.272.6080 sneeker57@msn.com	N/A
5/17/2019	9871 El Greco Circle		2/1-4/30/2020	Mike & Eileen Matson, 618.409.3999 eimats13@gmail	Amber Jasper, Grice Realty, 239.287.3355 ajasper@gricerealty.com
6/15/2019	9871 El Greco Circle		5/1-6/1/2020	Hendrikus Brands, Maria Hooijen, +31 40 887 1866, m.hooijen@gmail.com	Amber Jasper, Grice Realty, 239.287.3355 ajasper@gricerealty.com
Date					