

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION INC.
9240 BONITA BEACH RD., SUITE 3118
BONITA SPRINGS, FL. 34135
MONDAY, SEPTEMBER 19, 2016 @ 2:00 P.M.
MINUTES

Call To Order: President Don Meek called the meeting to order at 2:00 P.M. In attendance: Officers Joe Maccarone (Treasurer), Karen Benson (Secretary) and Directors Ioka Summers, Paul Kalben, Ed Delson. Directors on the phone: Al Vandam, Doug Bernstein. Absent from the meeting: Howard Smith. Residents in attendance: Dave Morrow, Polly Vierling.

Notice of the meeting was posted in due time, on location in Spanish Wells as well as on the website (www.spanishwellshoa2.com).

Certification of the Minutes: A quorum being present, the first order of business was to approve the minutes from August 19, 2016. Joe Maccarone moved to approve the minutes as written. Paul Kalben seconded the motion. The motion was passed unanimously.

Report of the Officers:

President's Report (Don Meek): Representing the Board, Meek accepted G.B. Singh's letter of resignation. Meek reported to the Board that considerable progress has been made on the website by Doug Bernstein, although much more work is necessary to bring it up to speed. The calendar is current and effort is being made to keep it up to date.

Treasurer's Report (Joe Maccarone): Maccarone had submitted reports to the Board prior to the meeting, outlining expenses and revenue for the time between August 19, 2016 and Sept. 19, 2016. Maccarone reviewed the reports with the Board. The Board had no questions. Maccarone made a motion for the Board to accept the payment of the D&O policy. Kalben seconded the motion. The motion was passed unanimously. Maccarone advised the Board that there may be possible legal expenses incurred from a recent fining issue. The year-end surplus may be around \$30,000, with expenses kept in line and a few more estoppel fees than expected.

Secretary's Report (Karen Benson): Benson reported that she will be working with Meek and Doug Bernstein on organizing all minutes from the past few years and seeing that the website has a comprehensive file of meeting minutes.

Report of the Committees:

Compliance (Al Vandam): Vandam had submitted a report of the creation of a compliance committee, including suggestions on the development of structure and procedures for this committee. Doug Bernstein is working on a spreadsheet which will become the template for all future inspection tours. Vandam will be sending letters to those residents who are currently out of compliance. Bernstein and Scott Wilkins did an inspection tour in early September and passed the information on to Vandam.

Architecture (Ioka Summers): Fifteen (15) new applications were submitted and approved. Summers brought the Board up to date on a past issue and requested clarity on a ruling in the current by-laws. Discussion followed regarding the old by-laws and the current by-laws. Summers will present to the Board her ideas about necessary revisions and inclusions on the website as well as about the creation of standardized forms and templates for future use. Summers submitted her resignation to the Board, which was reluctantly accepted.

Nominating Committee (Howard Smith): In Smith's absence, there was no report. The Board did acknowledge the necessity of replacing Summers as director of the Architecture Committee.

Social (Paul Kalben): Kalben had submitted the upcoming schedule of hosted C&Cs to the Board. Meek suggested Kalben reconsider the template used for the monthly mailing. Kalben will update the template and rewrite the content.

SWCA (Don Meek): Meek informed the Board that the new management company for Spanish Wells Country Club is doing a good job. More activities have been held at the Clubhouse, with successful attendance. The rainy season has brought considerable water to Spanish Wells and SWCA is doing its best to keep up with the drainage. Auxiliary pumps have been brought in to deal with the quantity of rain over the past six weeks. Meek gave the Board an update on all the technical and logistical processes necessary to accommodate the quantity of water. Pumps will remain in place until the end of the rainy season. Signage is complete. There are on-going issues of lake bank erosion which are in the process of being corrected.

Old Business: The violation of a compliance issue for a resident on Sombrero Drive was discussed with a final vote of Board members in attendance. Summers made a motion to waive the fine, stipulated by the Board at the August meeting. Maccarone seconded the motion. The motion was passed by a majority.

Delson suggested the Compliance Committee create a strong letter to be sent to all residents, letting them know violations will be enforced going forward. Summers suggested including the appropriate sections of the by-laws and rules.

Another resident on Verde has complied with all requests and the architectural changes to the property were approved.

New Business: Meek suggested Karen Benson come up with a way to acknowledge G.B. Singh's long service to the HOA and the community. Meek made a motion that the Board ratify Ed Delson's membership to the Board and noted that a new vice-president needed to be appointed. Benson moved to nominate Maccarone for the position. Kalben seconded the motion. The motion was passed unanimously. Maccarone accepted the new position. He then moved to nominate Delson as the new treasurer. Kalben seconded the motion. The motion was passed unanimously. Delson accepted the new position. The issue of signs on Unit Two properties (specifically in the front lawn) was raised. Maccarone suggested the Board reexamine the language in the old by-laws and combine the restrictions into the new by-laws. Bernstein agreed to head a committee on signage and bring his ideas to the next meeting.

Meek addressed the issue of a palette of paint colors, appropriate for the exterior of HOA Two residences. Bernstein agreed to head a committee on color pallets and will bring his ideas to the next meeting.

Meek addressed the issue of a new webmaster. A discussion followed. Bernstein agreed to head a committee on finding a new webmaster and will bring his ideas to the next meeting.

The date of the next meeting was not set, waiting approval from the Country Club on the availability of the Card Room. Meek will inform the Board when a date is cleared. At this meeting, the 2017 budget will be presented.

The meeting adjourned at 3:30 P.M.