

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.
Post Office Box 1565, Bonita Springs, FL 34133

NOTICE TO ASSOCIATION MEMBERS AND DIRECTORS OF THE ANNUAL MEETING OF THE ASSOCIATION

Due to the Covid-19 Pandemic, this meeting will be conducted via ZOOM video conferencing.

Notice is hereby given that the Annual Meeting of the Spanish Wells Unit Two Homeowners Association, Inc. will take place via an Online ZOOM session on February 1, 2021 at 1:00P.M. The following information is required to join the Zoom meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/82653037355?pwd=YUV3VTFDVEFtSnJ6MXQxaW1sYUFTZz09>

Meeting ID: **826 5303 7355**

Passcode: **003754**

DISTRIBUTION: All homeowners and lot owners in Spanish Wells Unit Two

Agenda of the Annual Meeting

1. Call to Order, Establish Quorum, Certification of Posting of Notice
2. Approval of Minutes of February 3, 2020
3. Reports of Officers
 - a. President
 - b. Treasurer
 - c. Secretary
4. Committee Reports
 - a. Nominating
 - b. ARC/Compliance
 - c. Social
 - d. SWCA

Old Business: None

New Business: Election of Board Members

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 addresses 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 15th day of December 2020 and distributed electronically by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

ANNUAL OWNERS MEETING
Monday, February 1, 2021 1 pm,

Via Zoom at Spanish Wells Unit 2
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), Scott Wilkins, (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: John Piper, Suzanne Newman, Jeff Chorba. Residents: Doug Bernstein, David Moretti, Jennifer Puyenbroek, Sue Cunningham, Joe Maselli, Grant Houda

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 February 4, 2020 meeting. A motion was made by Len and seconded by Scott and the minutes were approved unanimously.

Reports by Officers:

President's Report (Don Meek): Don reported that this has been a very interesting year because of the pandemic. Sales were up with 15 new residents. The board is conducting its meeting using Zoom. Frank made significant improvements to the web site with all forms now on-line.

Treasurer's Report (Frank Schwartz): Frank reported all homeowners paid their 2021 Annual Assessment. There is no outstanding debt and we ended up the year with a cash surplus of \$28,800. He stated we are in a good financial position.

Secretary's Report: (Len Biernat): Seven board members and 6 residents were in attendance. There were sufficient proxies (60) to constitute a quorum.

Committee Reports:

Nominating Committee: Scott reported that the committee recommended Scott Wilkins, Jeff Chorba, and Suzanne Newman for three-year terms.

ARC/Compliance (Frank Schwartz): Frank stated that there were 52 ARC requests last year. There were seven roofs in "legal status" that may lead to litigation. He was advised that we should not take any HOA action until the issue has been resolved with the homeowner's lawyer and insurance company.

Social (Scott Wilkins): Scott noted that the committee will probably not have any events for the rest of the year

SWCA (Scott Wilkins): Scott gave an overview of the January 20 2021 SWCA Board meeting. He reported that 25 properties changed owners in December and 115 for the year. New cameras, with audio, have been installed at each gate. SWCA and the city are discussing installing "speed humps" in the community. The reserve fund at the end of the year was \$1,486K, an increase of about \$100K. Club profit was about \$500K for the year. SWCA will receive 75% of any profit.

Old Business: None

New Business: Don asked for a motion to approve the nominating committee recommendations. Len made a motion to approve the nominations and elect Scott Wilkins, Suzanne Newman, and Jeff Chorba to the board. The motion was seconded by John and adopted unanimously.

The meeting adjourned at 1:35PM

The next regular board meeting is scheduled for March 1, 2021 via Zoom. The next Annual Meeting will be on February 7, 2022 at a location to be determined.

Respectfully submitted,

Len Biernat, Secretary, Spanish Wells Unit Two HOA, Inc.

**AFFIDAVIT OF DISTRIBUTION AND POSTING
OF NOTICE OF SPANISH WELLS UNIT TWO HOA, INC.
2021 ANNUAL MEETING**

I, the undersigned, Secretary of the Association whose name appears at the bottom of this affidavit, do hereby swear and confirm that the notice of the annual members' meeting to be held Monday, February 1, 2021 at 1:00 P.M. via an online ZOOM session was timely distributed in accordance with the requirements of the Corporation's By-Laws

Due to the COVID-19 Pandemic this notice was timely posted on December 1, 2020 on the Spanish Wells Unit Two Website and physically mailed to all property owners of record on January 10, 2021.

Acknowledged on the day, January 27, 2021.

Spanish Wells Unit Two Homeowners Association, Inc.

By: _____

Len Biernat, Secretary

State of Florida

County of Lee

Sworn to (or affirmed) and subscribed before me on this 27th day of January 2021, by Len Biernat as Secretary of Spanish Wells Unit Two Homeowners Association, Inc., a Florida Corporation.

He is personally known to me or has produced (type of identification)

_____ as identification.

Notary Public:



Debra A. Volk
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG167344
Expires 3/29/2022

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

Monday, February 1, 2021 2:35 pm

**Via Zoom at Spanish Wells Unit2
Bonita Springs, FL 34135**

**Organizational Meeting Minutes
draft**

CALL TO ORDER: A quorum being present, President Meek called the meeting to order at 1:35 PM

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Len Biernat (Secretary). Directors: Scott Wilkins, Frank Schwartz, John Piper, Jeff Chorba, and Suzanne Newman.

New Business: Len made a motion to elect the current officers to another term: Don Meek, president; Scott Wilkins, vice president; Frank Schwartz, treasurer; and, Len Biernat, secretary. The motion was seconded by John Piper and passed unanimously

The meeting adjourned at 1:40 PM

The next board meeting is scheduled for March 7, 2021at 1:00 pm via Zoom.

Respectfully submitted,

Len Biernat

Secretary-Unit Two HOA