

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

**NOTICE TO ASSOCIATION MEMBERS AND DIRECTORS OF  
A MEETING OF THE BOARD OF DIRECTORS**

Notice is hereby given that a meeting of the Board of Directors of Spanish Wells Unit Two Homeowners Association, Inc. will take place on Zoom at 1:00 pm on Monday October 4, 2021. Due to the COVID-19 Virus and the Delta Variant the meeting will only take place via ZOOM

This announcement will be sent electronically at least 48 hours in advance to all homeowners who agreed to email communications and it will be posted on the bulletin board located on the island at Sombrero Drive and Treasure Cay at least 48 hours in advance.

<https://us02web.zoom.us/j/84984769057?pwd=Nm5TVGl3cng3SS9TdW5YR0xISUZhQT09>

Join on Zoom                      Meeting ID    849 8476 9057                      Passcode 753400

**DISTRIBUTION:**

Len Biernat	Suzanne Newman
Jeff Chorba	Frank Schwartz
Mike Longfield	Scott Wilkins
Don Meek	

**Agenda of the Board Meeting**

1. Call to Order, Quorum, Posting of Notice
2. Approval of Previous Meeting Minutes
3. Reports of Officers: President, Treasure, Secretary
4. Committee Reports, Nominating, ARC/Compliance, Social, SWCA

Old Business: Review Status of 9880 El Greco Lot  
Update on Mailbox Replacements

New Business: 1. First Review of 2022 Unit Two Budget  
2. Review 2022 Assessment Invoice

**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 will address 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 14th day of September 2021, will be distributed electronically and placed on the bulletin board located on the island at Sombrero Drive and Treasure Cay by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

## Notice of 10/4/2021 Board Meeting

### One tap mobile for ZOOM

+19294362866,,84984769057#,,,,\*753400# US (New York)

+13017158592,,84984769057#,,,,\*753400# US (Washington DC)

### Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

**SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.**

**Post Office Box 1565, Bonita Springs FL, 34133**

**[www.spanishwellshoa2.com](http://www.spanishwellshoa2.com)**

**Board of Directors Meeting  
Monday, October 4, 2021, 1 pm, Via Zoom**

**CALL TO ORDER:** A quorum being present, President Meek called the meeting to order at 1:05 PM

**BOARD MEMBERS IN ATTENDANCE:** Officers: Don Meek (President), Scott Wilkins, (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Suzanne Newman. Absent: Jeff Chorba and Mike Longfield. Residents: Dave Moretti, Bob Clarke, and John Piper.

**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 August 10, 2021 meeting. A motion was made by Scott and seconded by Frank. The minutes were approved unanimously.

**Reports by Officers:**

**President's Report (Don Meek):** no report

**Treasurer's Report (Frank Schwartz):** Frank reported that we are doing fine. He expects to have about a \$25,000 surplus at the end of the year. The report will be filed. Report attached.

**Secretary's Report: (Len Biernat):** no report

**Committee Reports:**

**Nominating Committee:** no report

**ARC/Compliance (Frank Schwartz):** Frank reported that there were no outstanding issues. The Kircher roof issue is now in litigation against the insurance company in a Jury trial. The El Greco lawn is now getting cut on a regular basis.

**Social (Scott Wilkins):** Scott reported that the committee is considering scheduling a C & C in late October or in early November to be held at the Club not at a home. This might be combined with another Unit HOA.

**SWCA (Scott Wilkins):** Scott noted that the SWCA Board will be meeting on October 20 to discuss the budget and the 2022 assessment. He noted that construction of three Pickleball courts will be delayed due to additional Bonita Springs noise abatement requirements. However, the bocce ball courts will be going up this fall. Report attached.

**Old Business:** 1. Empty Lot. Frank noted that construction on the lot at 9880 El Greco will probably start in November. The assessment will be prorated based on the status as a lot and will increase when an occupancy permit is issued for the new home.

2. Mailbox report. Frank is still waiting on Sherwin Williams and a second quote from a local painter who does work on lanais.

**New Business:** Budget and Assessment. SWCA will approve the final 2022 budget on October 20. Based on the preliminary information, the annual assessment will go up by \$12 a year, from \$2,256 to \$2,268 for 2022. However, the monthly assessment may be much higher in 2023 because of a potential Summit increase and an increase in Security personnel labor cost because a rise in the Florida minimum wage.

Don asked for a motion to adjourn the meeting. Len moved and Suzanne seconded the motion. The motion was approved unanimously. The meeting adjourned at 1:27PM

The next regular meeting of the Board will be Monday, November 1, at 1:00pm via Zoom

Respectfully submitted,

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

# Spanish Wells Unit Two HOA, INC FY 2021

## Traditional Income Statement

01/01/2021 - 09/30/2021

Received September Interest Payment From Synovus  
 Paid SWCA Maintenance For September  
 Projected Cash Surplus 12/31/2021 \$23,000.00  
 Paid Pavese Law Firm For Email Koresh Properties Issue

Income	Amount	Annual Budget	Variance
Bank Fees Returned	\$19.60	\$0.00	\$19.60
Estoppel Certificate Fees	\$2,100.00	\$1,500.00	\$600.00
HOA Assessments From Homeowners 2021	\$372,240.00	\$372,240.00	\$0.00
HOA Assessments From Lot Owners 2021	\$2,356.00	\$2,355.00	\$1.00
Homeowner Late Fees	\$534.56	\$500.00	\$34.56
Interest Income	\$95.33	\$150.00	-\$54.67
Security Deposits	\$2,000.00	\$0.00	\$2,000.00
Summit Broadband	\$14.85	\$0.00	\$14.85
<b>Total Income</b>	<b>\$379,360.34</b>	<b>\$376,745.00</b>	<b>\$2,615.34</b>
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	-\$519.00	-\$450.00	\$69.00
Bank Fees Charged	-\$44.00	\$0.00	\$44.00
CAI Membership	-\$310.00	-\$310.00	\$0.00
Debt Reduction	-\$33,592.05	-\$44,789.00	-\$11,196.95
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	\$0.00	\$61.25
Legal	-\$2,110.76	-\$4,200.00	-\$2,089.24
Money Minder	\$0.00	-\$159.00	-\$159.00
Paperform.co	\$0.00	-\$390.00	-\$390.00
Postage and Office Supplies	-\$458.78	-\$700.00	-\$241.22
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.00	-\$550.00	-\$36.00
Summit Broadband	-\$133,456.95	-\$177,923.00	-\$44,466.05
SWCA Master Association Fees	-\$113,912.37	-\$151,883.00	-\$37,970.63
United States Liability Insurance D&O	\$0.00	-\$1,800.00	-\$1,800.00
Wix.com	-\$264.00	-\$264.00	\$0.00
Zoom	\$0.00	-\$164.00	-\$164.00
<b>Total Expenses</b>	<b>-\$285,243.16</b>	<b>-\$383,582.00</b>	<b>-\$98,338.84</b>
<b>Net</b>	<b>\$94,117.18</b>	<b>-\$6,837.00</b>	<b>\$100,954.18</b>

YTD Information

Collected all annual assessments for 2021  
Received Final 2021 Assessments and Late Fees  
Received Estoppels for  
9895 El Greco  
28389 Sombrero  
28436 Sombrero  
28400 Sombrero (Paid an additional \$100.00 for rush estoppel)  
28374 Verde  
9883 El Greco Circle  
28376 Verde Lane  
Paid Florida Corporate Filing Certificate  
Filed 1120-H Federal Tax Return  
Paid Rosier Insurance For Crime Policy  
Paid Postage For Annual Meeting Announcements and Proxy Statement  
Paid For Certified Letters To Homeowners That Had Not Paid Annual Assessments  
Paid SWCA January Maintenance  
Paid SWCA February Maintenance  
Paid SWCA March April May Maintenance  
Received Bank Interest From Synovus Jan Feb March April May June  
Paid Annual Membership Fee For CAI  
Paid Auto-Owners General Liability Insurance

	2021 Budget	2021 YE Estimate	2022 Proposed Budget
<b>Income:</b>			
Owner (165 Full Year Homeowners) Assessments	372,240	372,240	374,220
Owner(1 New Home for 8 Months)			1,512
Owner (Vacant Lot Full Year) Assessments	2,355	2,355	1,200
Owner (Vacant lot 4 Months)			400
Estoppel Certificate Fees	1,500	2,350	2,000
Interest Income	550	130	125
Late Fees & Bank Rebate	500	44	0
Security Deposits	0	2,000	0
<b>Total Income</b>	<b>377,145</b>	<b>379,119</b>	<b>379,457</b>

<b>Expenses:</b>			
SWCA Master Association Fees	151,883	151,883	155,530
Summit Broadband (165 Full Year & 1 For 8 Months)	177,923	177,923	177,012
Debt Reduction	44,789	44,789	44,789
<b>Pass Through Total</b>	<b>374,595</b>	<b>374,595</b>	<b>377,331</b>

<b>Unit Two Non Pass Through Expenses:</b>			
Insurance	2,800	2,200	2,275
Postage & Office Supplies & Welcome Pkg	700	600	900
Online Services	1,287	1,300	1,247
Legal Services	200	2,500	463
Security Deposit Refund	0	0	2,000
<b>Total Unit Two Expenses</b>	<b>4,987</b>	<b>6,600</b>	<b>6,885</b>

	Month	Month
<b>Yearly Monthly Assessment</b>		
<u>166 Residences (165 in 2021)</u>	188	189
<u>1 Lot (Does not pay Summit fee) 2 lots in 2021</u>	98	99
<b>Annual Assessment</b>	<b>2021</b>	<b>2022</b>

<b>Total Full Year Homeowner Annual Assessment</b>	<b>2,256</b>	<b>2,268</b>
<b>Partial Year Homeowner Assessment</b>		<b>1,512</b>
<b>Total Full Year Lot Assessment</b>	<b>1,178</b>	<b>1,200</b>
<b>Partial year lot Assessment (4 Months)</b>		<b>400</b>
<b>Surplus Cash (2021 includes refundable security Deposit)</b>	<b>27,321</b>	<b>25,858</b>
		<b>18,973</b>

2022 SWCA Allocation Per Home	77.61
Summit Broadband Allocation Per Home	89.04
G&CC Debt Reduction Per Home	22.35
Total Monthly Allocation Per Home	189.00
<b>Total Monthly Allocation For One Lot</b>	<b>100.00</b>

Schedule of Events

SWCA October Board Meeting Confirms 2022 Assessment/Budget	20-Oct-21
Unit Two Sends Out Draft Notice Of Assessment/Budget to all Homeowners	22-Oct-21
Unit Two Board Meeting Assessment/Budget Review & Approval	1-Nov-21
Unit Two Assessment Invoices Sent Out (Email or USPS)	3-Nov-21

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**P.O. Box 1565**  
**Bonita Springs, Florida 34133**

**September 2021 - Unit Two Architectural and Compliance Committee**

9790 Treasure Cay	New Garage Door	Submitted and Approved
28385 Verde	New Lanai	Submitted and Approved
28385 Verde	New In-Ground Pool	Submitted and Approved
28385 Verde	New Well	Owner Informed ARC
28385 Verde	Generator Installation	Submitted and Approved
28385 Verde	Construction Equipment	Submitted and Approved
9760 Treasure Cay	Generator Installation	Submitted and Approved

**Non-Compliance Letters/Email Sent**

<b>Issue</b>	<b>Owner</b>	<b>Address</b>	<b>Letter/Email Sent</b>	<b>Status</b>	<b>Comments</b>
Dirty Roof	Kircher	28419 Sombrero	Email Sent	Pending	Court Date in September

Special Note: Mailbox issue discussed in September Board Meeting. Still waiting on Sherwin Williams and a second quote from a local painter who does work on Lanais.



Spanish Wells Unit Two HOA, Inc.  
Post Office Box 1565  
Bonita Springs, FL 34133

November 3, 2021

**2022 Unit Two Annual Assessment Invoice**

«Owners\_Combined\_Names»  
«Spanish\_Wells\_Street\_Address»  
«City\_State\_Zip»

Amount due by or before December 31, 2021: «Assessment\_For\_2021\_Column\_must\_be\_Text\_»

Please make your check is payable to" Spanish Wells Unit two HOA, Inc.

Please include a copy of this letter along with your check and mail to the address at the top of this page.

If you are using an ACH or Bill Pay account, ensure your name and address are included in the "Notes" section of the request.

The ability to transmit notices and other communications to the members of the Association by email is a tremendous time and expense saver. We request that you designate an email address for the purpose of receiving notices and invoices from the Association. You are not required to do so, but we hope you will.

I agree to allow Spanish Wells Unit Two HOA, Inc. to continue communicating with me via email.

Yes  No

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Please sign on the line - Thanks

**Please make sure you check one the boxes**

You may rescind this decision at any time by notifying the secretary of Spanish Wells Unit Two in writing.

If you change any of your information during the year, please inform the Secretary of Unit Two.

Thank You

Spanish Wells Unit Two Board of Directors

## Highlights from September 15th SWCA Board Meeting

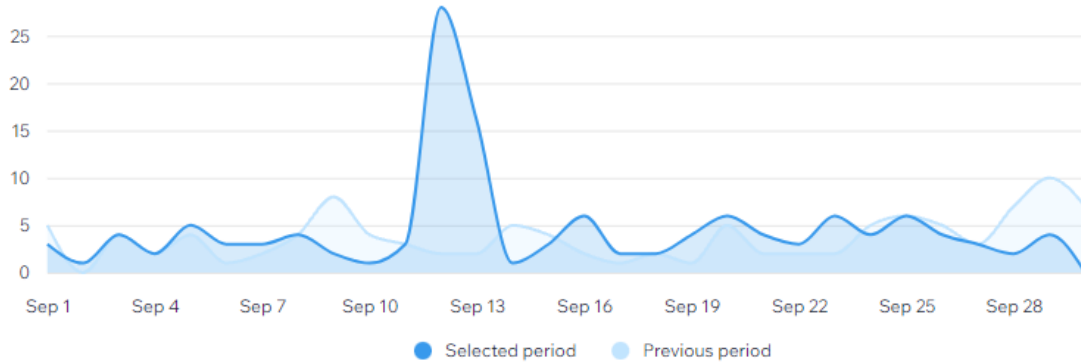
- Walter Hines announced that, effective next Thursday, he will resign as President of SWCA. He is moving to the Colony. A new president will be determined next Wednesday.
- John Zizzo, the Community Manager with Resort Management, will retire December 31<sup>st</sup>. The board voted to invoke the 90 day cancellation clause in the contract with Resort Management.
- The board voted to authorize the establishment of a community management contract with IGP (Indigo Golf Partners, formally Billy Casper Golf) and its parent company Troon
- 4 Estoppels were processed August which resulted in \$8,000 in revenue. That is \$42,000 over budget. YTD SWCA is \$52K over budget.
- Unit 1 still has 2 owners with their bar code suspended due to non-payment of assessments.
- The installation of the 3 speed tables is still at least a month away.
- The BSU lift station on White Sands (East hole #2) is still being worked on. Among other things, the cart path from White Sands to adjacent to the lift station will be widened. .
- LCSO was present in August. Eleven vehicles were stopped, 3 for speeding, 8 for stop sign violations. Two tickets and 9 warnings were issued.
- Hurricane windows and doors will be installed in the Marbella Gate House.
- The cart path has been paved adjacent to Lake 6 (between south 8 & 9 on Verde). An irrigation pipe has been installed under the cart path. Sprinklers will be installed shortly and sod will be place over the DRA.
- All information The City of Bonita Springs requested on the Pickleball and Bocce courts projects has been delivered. Awaiting permits or other requirements.
- Gross Club revenue through seven months is \$529K better than budget while expenses are \$40K over budget. This results in a net income position that is \$489K over expectations

Site Sessions  
**135** ↑ 23%

Unique Visitors  
**96** ↑ 10%

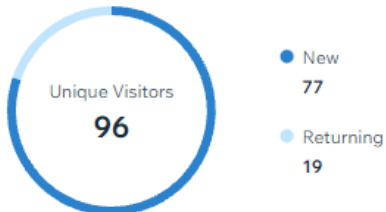
Avg. Session Duration  
**2m 57s** ↓ 6%

### Sessions over Time



[See full report](#)

### New vs Returning Visitors



### Sessions by Device



## Spanish Wells Unit Two HOA Website Statistics For September 2021