

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

**Monday, March 4, 2019 1 P.M.**

**Card Room at Spanish Wells Golf & Country Club  
9801 Treasure Cay Lane, 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), Karen Benson (Secretary). Directors: Pegie Morris, Scott Wilkins. Officers not present: Frank Schwartz. Directors not present: Howard Smith, Diane Floyd.

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

**RESUMPTION OF ANNUAL MEETING:** Dr. Meek reminded the Board and residents present that the Annual Meeting, held on February 4, 2019, had been suspended as there were insufficient proxies to confirm the amending of the current governing documents. Secretary Benson confirmed that there are now sufficient proxies and residents present to execute a vote to approve the amendments to the governing documents. A vote was taken. The tally was: 87 votes for approval to accept the new amendments, 2 votes opposing the acceptance of the amendments. The amendments were accepted.

Resident Laura Peasle voiced her concerns about a few of the rules in the existing documents. Her questions were answered.

Resident Jan Boeglin asked about street numbers on houses. Her questions were answered.

Resident Janet Darkes had questions about a tin roof. Her question was answered.

Resident Bob Reynolds raised questions which were answered to his satisfaction.

**APPROVAL OF THE MINUTES:** Dr. Meek called for an approval of the minutes from the February 4, 2019 meeting.

**REPORTS OF THE OFFICERS**

**PRESIDENT'S REPORT (DON MEEK):** Meek raised the possibility of an HOA Two residents' directory and informed all present that any information that is in the public domain would be permissible for the directory. The Board will be asking residents to submit any other information they would like to have included in the directory. The directory would be available to Unit Two residents only.

**TREASURER'S REPORT (FRANK SCHWARTZ):** In Schwartz's absence, Dr. Meek delivered the treasurer's report. All assessments have been paid. There is no outstanding debt. Schwartz had submitted to the Board his report of income and expenses. There were no questions from the

Board. Yvonne Graff had a question regarding the timing of the annual assessment letter. The Board agreed to look into the timing of the letter and inform all residents of the solution.

**SECRETARY'S REPORT (KAREN BENSON):** No report.

## **REPORTS OF COMMITTEES**

**ARC/COMPLIANCE COMMITTEE (SCOTT WILKINS AND FRANK SCHWARTZ):** All requests were granted. Schwartz and Wilkins did a drive-around this month and will be informing residents of compliance issues, such as dirty roofs, mailboxes that need repair and lawns that need attention.

**SOCIAL COMMITTEE (PEGIE MORRIS):** C&C's continue to be successful. Morris reported that she continues to look for hosts to complete the calendar year.

**NOMINATING COMMITTEE (HOWARD SMITH):** No report.

**SWCA (SCOTT WILKINS):** SWCA will hold an informal meeting to go over their revised documents with the intention of having them ready to vote on in 2020. Rentals will be changed to a one-month limit. There is a reduction in the Club's assessment for food for single members. Don Meek raised a question regarding net profit sharing. Wilkins explained the payment structure to everyone's satisfaction. SWCA will be engaging a new law firm in the near future. The Spanish Wells islands are being remodeled to create uniformity. Larry Johansen asked about the new development on the west side of Spanish Wells. Wilkins was able to bring all present up to date on the available information.

**OLD BUSINESS:** Residents asked about the mailboxes. All questions were answered.

**NEW BUSINESS:** There is no new business.

The meeting adjourned at 1:40 PM

The next meeting is scheduled for April 8, 2019 at 1 PM in the Card Room at the Club House.