

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.
MONDAY, JULY 3, 2017, 1:00 PM
LIBRARY (ACTIVITY CENTER) AT SPANISH WELLS GOLF & COUNTRY CLUB
9801 BONITA BEACH ROAD, BONITA SPRINGS, FL 34135

DRAFT OF MINUTES

CALL TO ORDER: A quorum being present, Don Meek called the meeting to order at 1:00 PM.

BOARD MEMBERS IN ATTENDANCE: OFFICERS: Don Meek (President), Ed Delson (Treasurer), Karen Benson (Secretary). DIRECTORS: Howard Smith (via phone), Carlene Harrison, Joe Maccarone. DIRECTORS NOT PRESENT: Doug Bernstein.

CONFIRMATION OF NOTICE: Notice of the meeting had been distributed in a timely manner and was posted in the customary locations by June 28, 2017.

APPROVAL OF THE MINUTES FROM June 5, 2017: Joe Maccarone moved to accept the minutes as written. Ed Delson seconded the motion. The motion was passed unanimously.

REPORTS OF OFFICERS:

PRESIDENT'S REPORT (Don Meek): The only issue the President reported was the on-going dilemma with a home owner with a pickup truck in a driveway. This will be addressed during the review of Compliance issues.

TREASURER'S REPORT (Ed Delson) Delson had submitted to the board the income and expenses for the time between June 5 and July 3, 2017. There were no questions from the board. Delson reported the most recent delivery of a transfer fee from a new resident.

SECRETARY'S REPORT (Karen Benson): There is no report at this time.

REPORTS OF OFFICERS:

ARC/Compliance (Doug Bernstein): In Bernstein's absence, Don Meek reported on the progress over the last month. At this point, the only outstanding issue is with a home owner who has a pickup truck parked in the driveway. At the June meeting, the board approved a 30 day waiver to the homeowner, so that material in the garage could be moved into the house, leaving room in the garage for the truck. This time period will expire on July 5. The board approved the secretary sending an email to the homeowner, informing him of the expiration of waiver and reminding him of the consequences of non-compliance with the By-Law, Section 6.8, outlining the restrictions regarding vehicles parked in a driveway over night. The board then discussed the follow-up to this email, with another letter, a paper copy of the letter and a registered copy of the letter. Legal council will be notified of said letters.

The board discussed the same by-law and what to do about the on-going issue of these violating vehicles parked in other driveways.

SOCIAL COMMITTEE (Carlene Harrison): Harrison reviewed her findings of chartered homeowners who have hosted C&Cs over the years, as well as those who have attended. There was a board discussion on recruiting additional residents to host these events. Harrison's study is complete, extensive, and will support the process of "filling in the slots" going forward. She also discussed the possibility of posting up to three future events in a "save the date" post, along with the invitation. The board approved her suggestion.

NOMINATING COMMITTEE (Howard Smith): There is no report at this time. The board gave Smith a few new suggestions of home owners who might be appropriate for board positions. Smith will investigate these names.

SWCA (Joe Maccarone): Maccarone had submitted to the board an extensive outline of the subjects discussed at the last SWCA board meeting prior to the HOA Two board meeting. He brought up the new subject of revisions of the SWCA by-laws and requested a possible person who would represent HOA Two in the committee designated to review the current by-laws. There was some board discussion. Maccarone introduced the current time-line proposed for the purchase and management of the Club, as designed by various committees within SWCA. There is a suggested "vote" deadline of August 2 or 3 with a complete vote tabulated by August 14, 2017 with the intention of closing on the Club in September. Other meetings are scheduled but not confirmed yet.

OLD BUSINESS: Discussed and noted.

NEW BUSINESS: Transfer fees are a point of contention. Meek moved to abandon the Transfer Fee, effective immediately, with the exclusion of one house currently under contract. Maccarone seconded the motion. Maccarone, Meek, Benson, Harrison, Smith voted for the motion. Delson voted against the motion. (HOA Two has had the Transfer Fee in action since the March board meeting.)

Benson moved to charge more, if necessary, to the title Company if the HOA Two estoppel form does not give complete information, according to the Title company, necessitating additional information regarding fines or additional complications. The additional fee would be \$150, bringing the total estoppel fee to \$400. Maccarone seconded the motion. The motion was passed unanimously.

This motion, with the fees attached, will be posted on the website.

Maccarone moved to adjourn the meeting; Harrison seconded. The meeting adjourned at 2:42 PM.