

**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 January 10, 2022. Due to the COVID-19 Virus and its variants, 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/84173503462?pwd=eWhjdEw4T2hCK2NEdWlwR2NtQXA3QT09>

Join on Zoom                      Meeting ID    841 7350 3462                      Passcode 951878

**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:    1. Review 2022 Assessment Status  
                          2. Update Regarding 2022 Annual Meeting

New Business: 1. ARC Communications

**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 7th day of December 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 1/10/2022 Board Meeting

One tap mobile for ZOOM

One tap mobile

+19294362866,,84173503462#,,,,\*951878# US (New York)

+13017158592,,84173503462#,,,,\*951878# 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)

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Find your local number: <https://us02web.zoom.us/j/84173503462>

\*\* Subject to change

**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, January 10, 1 pm, Via Zoom**

**CALL TO ORDER:** A quorum being present, President Meek called the meeting to order at 1:02 PM

**BOARD MEMBERS IN ATTENDANCE:** Officers: Don Meek (President), Scott Wilkins (Vice President), Frank Schwartz (Treasurer), Directors: Suzanne Newman and Jeff Chorba. Absent: Len Biernat and Mike Longfield. Residents present: Larry Johansen 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:** President Meek called for an approval of the minutes from the December 6, 2021 meeting. A motion was made by Ms. Newman and seconded by Mr. Schwartz to approve the minutes. All in attendance voted to approve.

**Reports by Officers:**

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

**Treasurer's Report (Frank Schwartz):**

- Mr. Schwartz reported that 2 homeowner assessments were outstanding. Both were due to "confusion" among the payers and would be paid today.
- Unit 2's cash surplus at the end of 2021 was \$27,307.
- Report attached.

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

**Committee Reports:**

**Nominating Committee:** Mr. Wilkins reported there have been two nominations for the two board positions expiring in February. If no more nominations are received, those two candidates will automatically be appointed to the two vacancies.

**ARC/Compliance (Frank Schwartz):** Report attached. Mr. Schwartz reported there were 70 plus ARC requests submitted in 2021. Some had to be modified but all were approved.

**Social (Scott Wilkins):** The January C& C was held at the Clubhouse on the 7<sup>th</sup>. Sixty-two residents participated. The next one will be Friday March 18<sup>th</sup> at the Clubhouse.

**SWCA (Scott Wilkins):** Mr. Wilkins stated that the transition from Resort Management to IGP took place on January 1, 2022. Jay Malmaphy is the new Community Association Manger (CAM).

**Old Business:**

1. 2022 Assessment: Mr. Schwartz reported that 2 residents have not paid their 2022 assessments. In both cases, there was confusion over who was going to pay. The two owners will deliver checks today.

2. Annual Meeting: The annual meeting is scheduled for 1:00 PM Monday, February 7, 2022. It will be a hybrid meeting with both zoom and in person at the clubhouse. Laptop computers and microphones need to be checked to ensure they will work with the equipment in the card room.

**New Business:** ARC Communications: Mr. Schwartz reported the letter send out explain the purpose and duties of the ARC was well received.

President Meek declared the meeting adjourned at 1:25 PM.

The next meeting of the Board will be the Annual HOA2 Meeting on Monday, February 7, 2022, at 1:00pm via Zoom and in-person at the Club's Card room

Respectfully submitted,

Scott Wilkins for Len Biernat, Secretary. Spanish Wells Unit Two HOA, Inc.

# Spanish Wells Unit Two HOA, INC FY 2021

## Traditional Income Statement

01/01/2021 - 12/31/2021

Received December Interest Payment From Synovus  
 Paid SWCA Maintenance For December  
 Year-End Cash Surplus 12/31/2021 \$27,307.00  
 Received Refund from Synovus For Service Fee  
 Holding \$2,000.00 Security Deposit For 9880 El Greco Construction  
 Paid Moneyfinder annual renewal for Financial Management Software  
 Paid Pavese Law Firm For Questions About Owner Roof Issue  
 Collected 154 2022 Homeowner Assessments  
 Paid for New Owner Welcome Packets  
 Refunded 2022 Assessment Overpayment  
 Received Estoppels for 28418 Verde 28507 La Pluma

Income	Amount	Annual Budget	Variance
Bank Fees Returned	\$23.10	\$0.00	\$23.10
Estoppel Certificate Fees	\$3,600.00	\$1,500.00	\$2,100.00
HOA Assessments From Homeowners 2021	\$372,240.00	\$372,240.00	\$0.00
HOA Assessments From Homeowners 2022	\$347,012.00	\$376,488.00	-\$29,476.00
HOA Assessments From Lot Owners 2021	\$2,356.00	\$2,355.00	\$1.00
HOA Assessments From Lot Owners 2022	\$1,200.00	\$1,200.00	\$0.00
Homeowner Late Fees	\$534.56	\$500.00	\$34.56
Interest Income	\$115.19	\$150.00	-\$34.81
Security Deposits	\$2,000.00	\$0.00	\$2,000.00
Summit Broadband	\$14.85	\$0.00	\$14.85
<b>Total Income</b>	<b>\$729,095.70</b>	<b>\$754,433.00</b>	<b>-\$25,337.30</b>
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	-\$519.00	-\$450.00	\$69.00
Bank Fees Charged	-\$65.70	\$0.00	\$65.70
CAI Membership	-\$310.00	-\$310.00	\$0.00
Debt Reduction	-\$44,789.40	-\$44,789.00	\$0.40
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	\$0.00	\$61.25
HOA Assessments From Homeowners 2022	-\$347,020.00	\$0.00	\$347,020.00
HOA Assessments From Lot Owners 2022	-\$1,200.00	\$0.00	\$1,200.00
Legal	-\$2,308.26	-\$4,200.00	-\$1,891.74
Money Minder	-\$159.00	-\$159.00	\$0.00
New Owner Welcome Package	-\$95.79	\$0.00	\$95.79
Paperform.co	-\$351.00	-\$390.00	-\$39.00
Postage and Office Supplies	-\$802.78	-\$700.00	\$102.78
<b>Total Expenses</b>	<b>-\$729,546.89</b>	<b>-\$383,582.00</b>	<b>\$345,964.89</b>

Expenses	Amount	Annual Budget	Variance
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.00	-\$550.00	-\$36.00
Summit Broadband	-\$177,937.65	-\$177,923.00	\$14.65
SWCA Master Association Fees	-\$151,883.16	-\$151,883.00	\$0.16
United States Liability Insurance D&O	-\$1,116.00	-\$1,800.00	-\$684.00
Wix.com	-\$264.00	-\$264.00	\$0.00
Zoom	-\$149.90	-\$164.00	-\$14.10
<b>Total Expenses</b>	<b>-\$729,546.89</b>	<b>-\$383,582.00</b>	<b>\$345,964.89</b>
<b>Net</b>	<b>-\$451.19</b>	<b>\$370,851.00</b>	<b>-\$371,302.19</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 June July August September October Maintenance  
 Received Bank Interest From Synovus Jan Feb March April May June July August September October  
 Paid Annual Membership Fee For CAI  
 Paid Auto-Owners General Liability Insurance  
 Paid Pavese Law Firm For Empty Lot Issues

**Spanish Wells Unit Two Homeowners Association, Inc.  
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**January 2022 - Unit Two Architectural and Compliance Committee**

28380 Sombrero	Repaint Home	Submitted & Approved
28402 Verde	New Roof	Submitted & Approved
28385 Verde	Landscape Request	Submitted & 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	Litigation	Verdict Appealed
Dirty Roof	Cotsman	28512 Sombrero	Email Sent	Open	Litigation
Dirty Roof	Byers	9909 El Greco	Email Sent	Open	Litigation
Mailbox	Morris	28396 Sombrero	Email Sent	Open	
Mailbox	Adams	28399 Sombrero	Email Sent	Open	Vendor To Repair
Dirty Roof	Hoover	28401 Sombrero	Email Sent	Open	

# Spanish Wells Unit Two Homeowners Association, Inc.

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## Neighborhood Annual Report

Let's see, we had SARS-COVID-19, Delta Variant and Omicron, long lines for testing and a surge in positive cases. The nationwide pandemic continues to this day. Everyone has been encouraged to wear masks and social distancing has become a way of life. Dog walking has become a new social event throughout Unit two.

We lost a tiny lake in Unit Two. The small lake between South 8 & 9 was filled in due to the erosion of the banks. The repairs look great.

We held our first C&C meeting in over 18 months at the clubhouse in October. Invitations were sent to all homeowners in Unit Two. We asked that only vaccinated neighbors attend. Over 80 guests arrived and had a good time, sharing stories, enjoying good food and drinks. It's been decided that for 2022 we will continue to hold C&C at the Clubhouse.

Unit Two continued to hold online Zoom director's board meetings. Our Annual Meeting, for the first time ever was virtual on the Zoom platform. For 2022 we will be trying a "hybrid" approach with both in-person attendance and online via Zoom. Virus status, of course, could change this alternative.

Home sales in SW Florida have continued to go up as have the prices, buyers are still willing to pay for our desirable single-family homes. Some of the homes in Unit Two approached a million-dollar sale price. 14 homes sold throughout Spanish Wells Unit Two during 2021 and the trend is continuing into 2022. We processed 70 architectural requests for home improvements.

The Golf and Country Club had another really good year. All three golf courses continued their planned maintenance and the club continued to show a good profit throughout 2021. After reviews, several capital improvement projects were approved by the AOC (Asset Oversight Committee) for enhancements to the Club House operation. The Pandemic continued to allowed the club to be the "club of choice" when other venues cancelled planned weddings or events. Several events were again conducted on very short notices with all of the necessary safeguards in place. The purchase of the Country Club by the Spanish Wells community is proving to be an excellent investment as the Spanish Wells community shares in the profits.

Bonita Springs Utilities (BSU) added inspection covers to all of the homes in Unit Two allowing for easier access to the main sewer line in case of flooding or backups. They also made the necessary repairs to any defective sewer line and rebuilt all of the "Lift Stations" to ensure they would send alarms to BSU in any loss of power. Lift Stations are required to move sewage to the main processing plants.

The weather blessed us, and Bonita Springs, as we dodged several Gulf of Mexico storms. Please stay safe and healthy in 2022 as we all adhere to the COVID protocols.

Spanish Wells Unit Two HOA, Inc  
Board of Directors

Len Biernat  
Jeff Chorba  
Mike Longfield  
Don Meek

Suzanne Newman  
Frank Schwartz  
Scott Wilkins