

**SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.**  
**MONDAY, JULY 8, 2019 1 P.M.**  
**CARD ROOM AT SPANISH WELLS GOLF & COUNTRY CLUB**  
**9801 TREASURE CAY, BONITA SPRINGS, FL 34135**

**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), Frank Schwartz (VP/Treasurer), Karen Benson (Secretary). Directors: Howard Smith, Scott Wilkins, Diane Floyd. Directors absent: Pegie Morris. Residents in attendance: Yvonne Graff, Joe Maccarone, John Piper, Leonard Biernat.

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

**FIRST ORDER OF BUSINESS:** The first order of business was the approval of the minutes from June 3, 2019. Diane Floyd moved to accept the minutes as written. Frank Schwartz seconded the motion. The motion was passed unanimously. Voting yes: Don Meek, Frank Schwartz, Karen Benson, Scott Wilkins, Diane Floyd, Howard Smith.

**REPORTS OF THE OFFICERS**

**PRESIDENT'S REPORT (DON MEEK):** There is no report this month

**TREASURER'S REPORT (FRANK SCHWARTZ):** Schwartz had previously submitted to the Board a report of the income and expenses. Schwartz spent time reviewing the report. Report is attached. There were no questions or adjustments to the report.

**SECRETARY'S REPORT (KAREN BENSON):** There is no report at this time.

**REPORTS OF COMMITTEES**

**ARC/COMPLIANCE (SCOTT WILKINS and FRANK SCHWARTZ):** Schwartz had submitted his report to the Board prior to the meeting (see attached) and discussed the requests with those present. All requests were approved.

**LEASES (DIANE FLOYD):** All lease requests were approved. Floyd suggested the lease application report be revised to uphold resident privacy.

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

**SOCIAL COMMITTEE (PEGIE MORRIS):** In Morris's absence, Meek made the report. The Country Club has agreed to host the October 23rd C&C, at \$20 per person. There will be a cash bar; members may charge drinks to their accounts. Non-members will need credit card or cash. The menu will be determined within the next two months. July, August and September are set with hosts. See the website for addresses and dates.

**SWCA (SCOTT WILKINS):** Wilkins had submitted his report to the Board prior to the meeting. He reviewed and clarified a few points for the Board. Wilkins reported that the hurricane insurance payment from Escalante has been received and that the Club is in good shape financially.

**OLD BUSINESS:** Meek moved that we accept the Rules as written on June 3, 2019. He opened the floor to discussion. Two amendments were proposed. General discussion followed. Meek moved that we drop the reference to real estate signs in the back yard, facing the golf course. Schwartz seconded the motion. The motion passed unanimously. Yes votes: Don Meek, Frank Schwartz, Karen Benson, Diane Floyd, Howard Smith, Scott Wilkins. Frank Schwartz moved to change the wording in paragraph #7, re: roofs. The new wording would be: "Metal roofs resembling tiles may be allowed, including architectural flat, standing seam metal." Benson seconded the motion. The motion was passed unanimously. Yes votes: Don Meek, Frank Schwartz, Karen Benson, Diane Floyd, Howard Smith, Scott Wilkins.

**NEW BUSINESS:** Schwartz will write the formal letter to the lot owner in question, submit it to our lawyer and Benson will send the letter, certified with a return-receipt-requested. The letter will include information on fining, and on-going maintenance of the lawn of the empty lot, as presented by the Fining Committee.

Meek moved to adjourn the meeting at 2:35 PM The motion was approved unanimously.

The next meeting will be August 12, 2019 at 1 PM in the card room at the Club House of Spanish Wells Golf and Country Club.

Respectfully submitted,

To: Spanish Wells Unit 2 HOA Board of Directors  
From: Frank Schwartz - Treasurer

## Financial Status Good

Financial Results for July 2019 through >>

August 12, 2019

Paid SWCA \$29,392.94 for August  
Received interest of \$178.24 for July from our Money Market account.  
Received \$15.00 from Auto-Owners Insurance for late fee refund  
Received \$250.00 Estoppel Fee for 28420 Sombbrero  
Paid Frank Schwartz \$36.72 for certified mail and express mail charges  
Paid Bleeding Edge Interactive \$300.00 for website

### Year to Date:

We currently have \$149,152.98 cash in our account.

Paid SWCA	\$235,143.62
Paid Bleeding Edge Internet for our website	\$600.00
Paid Rosier Insurance for Crime Coverages	\$504.00
Refunded two homeowners who had overpaid their annual assessment.	\$134.15
Paid to update the Florida Corporate Incorporation document.	\$70.00
Paid for office supplies, postage and printing	\$698.66
Paid a bank service fee (refunded in February)	\$5.00
Owner paid to collect illegible check amount	\$100.00
Bank refunded maintenance fee of	\$5.00
Received bank interest	\$1,540.60
Received an Estoppel fee from the 28433 Verde Lane	\$250.00
Received an Estoppel fee from 9909 El Greco Circle	\$250.00
Filed our 2018 1120-H Tax return	
Collected late fees	\$241.32
Refunded Florida National Title for overpayment	\$250.00
Paid Pavese Law Firm for Annual Meeting Work	\$241.68
Received Door Refund Check from Summit	\$20,710.25
Received Credit from Metavante Corp for Funds Not Cashed	\$35.00
Paid Pavese Law Firm for pre-suit preparation	\$1,837.75
Received Estoppel fee from 28380 Sombbrero Drive	\$250.00
Paid annual dues for CAI membership	\$295.00
Paid Auto-Owners Insurance for Board Liability coverage	\$453.00
Paid Pavese for legal research regarding ARC issue	\$38.50
Paid Frank Schwartz for legal mailings and documentation	\$36.72
Received Estoppel fee from 28420 Sombbrero Drive	\$250.00
Received refund from Auto-Owners Insurance	\$15.00

## **Financial Overview**

Received deposits for June 2019	\$443.24
Received BANK interest (included in received deposits)	\$178.24
Paid out a total of	\$29,729.66

Our cash balance as of August 12, 2019 is \$149,152.98

There are some important things to note.

1. We have outstanding payments of \$117,571.76 to SWCA (September 2019 > Dec 2019)
2. We have \$9,032.50 remaining in miscellaneous expenses <sup>(1)</sup>
3. Anticipate an additional \$1,500.00 in interest and estoppel fees
4. We could be making additional payments for legal services RE: ARC Issue <sup>(1)</sup>

### **Summary of projected cash:**

Current cash balance	\$149,152.98
Remaining Interest and estoppel fees	\$ 1,500.00
Total	\$150,652.98
Planned Expenses	\$126,604.26
Cash Surplus	\$24,048.72

Note 1: \$8,000.00 in potential legal fees included in planned expenses

**Spanish Wells Unit Two Homeowners Association, Inc.  
P.O. Box 1565  
Bonita Springs, Florida 34133**

**July 2019 - Unit Two Architectural and Compliance Committee**

**August 12, 2019 Meeting Date**

**New Requests/Inquiries Submitted in June**

New Garage Door	28517 Sombrero	Submitted and Approved
New Roof	28406 Verde	Submitted and Approved
Paint House, New Gutters/Doors	28406 Verde	Submitted and Approved
Pond/Lake Weeds <sup>1</sup>	9760 Treasure Cay	Scott working with SWCA
Mailbox Repair	9871 El Greco	Inquiry Only
Drainage Concern	28406 >28410 Verde	Homeowner Responsibility

**Non-Compliance Letters/Email Sent**

Issue	Owner	Address	Letter Sent	Status	Comments
Dirty Roof		28514 Sombrero	3/18/2019	Open	Getting new roof
New Pool Cage/Lanai		28436 Verde	3/19/2019	Closed	Lanai Cage Installed
Lot Maintenance		9880 El Greco	6/24/2019	Monitoring	Law being cut
Dead Trees		28370 Verde	8/4/2019	Open	Owner agreed to resolve issue

**Requests Sent to SWCA > John Zizzo None**

Notes: All ARC requests are reviewed by Frank Schwartz & Scott Wilkins

1. Lake weeds will be addressed on either 8/6 or 8/7 Still Open

Frank Schwartz  
Chairman, Unit Two Architectural and Compliance Committee