

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

Monday, October 1, 2018 1 P.M.

Card Room at Spanish Wells Golf & Country Club

9801 Treasure Cay Lane, Bonita Springs, FL 34135

Minutes

CALL TO ORDER: A quorum being present, President Meek called the meeting to order at 1:00 P.M.

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Doug Bernstein (Vice-President), Ed Delson (Treasurer), Karen Benson (Secretary). Directors: Scott Wilkins. Directors absent: Diane Floyd, Howard Smith. Resident present: Pegie Morris.

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: The first order of business was to approve the minutes from September 10, 2018. Doug Bernstein approved of the minutes as written. Scott Wilkins seconded the motion. The motion was passed unanimously.

REPORTS OF THE OFFICERS

PRESIDENT'S REPORT (DON MEEK): Meek informed the Board of the statistics of the electronic voting questionnaire. To date, 132 home owners of the 167 residences acknowledged they have received the questionnaire and 128 have filled it out.

TREASURER'S REPORT (ED DELSON): Delson had previously submitted to the Board a report for income and expenses. Report is attached. There were no questions or adjustments to the report. Delson will notify the Board as soon as he learns of SWCA's annual budget and will draft a budget for HOA Two. Meek informed the Board that a draft of the budget needs to go out to all home owners in HOA Two, two weeks prior to the November Board meeting. The budget will be finalized at that meeting and will be sent to all residents on January 1, 2019, to be voted on at the Annual Meeting in February, 2019.

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

REPORTS OF COMMITTEES

ARC/COMPLIANCE COMMITTEE (DOUG BERNSTEIN): All requests were granted. Bernstein and Wilkins identified all owners who are renting their property and notified all owners of the compliance issues in the HOA documents. There are currently 13 rental properties in HOA Two. Bernstein has followed up with Lee County on the rental properties regarding Homestead exemptions.

SOCIAL COMMITTEE (PEGIE MORRIS): C&Cs continue to be successful. Pegie Morris will be assuming the role of manager for C&C, enrolling home owners to host the monthly event. At this point, we are in need of a host for the January event. The Board welcomed Pegie and offered to assist in any way she needed.

NOMINATING COMMITTEE (HOWARD SMITH): No report.

SWCA (SCOTT WILKINS): The SWCA meeting will be October 24 at which time the annual budget will be finalized. Scott Wilkins will inform the Board of all updates.

OLD BUSINESS: Old Business was discussed during the President's Report.

NEW BUSINESS: New Business was discussed during the Treasurer's Report.

The meeting adjourned at 1:50 P.M.

The next meeting is scheduled for November 5, 2018 at 1 P.M. in the Card Room at the Club House.