

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

MONDAY, MAY 7, 2018 1 pm

**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), Ed Delson (Treasurer), Karen Benson (Secretary). Directors: Diane Flood. Absent: Howard Smith, Doug Bernstein, Scott Wilkins (SWCA Rep). Residents in attendance: Frank Schwartz, Larry Johansen.

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 April 2, 2018. Ed Delson moved to approve the minutes as written. Diane Flood seconded the motion. The motion was passed unanimously.

REPORTS OF THE OFFICERS

PRESIDENT'S REPORT (DON MEEK): Meek informed the Board of the resignation of Carlene Harrison. The Board acknowledged her and her contribution to C&C as well as her ongoing wit and clarity.

Meek went on to discuss an email from Summit Broadband which had generated some confusion in the community. He outlined the agreement signed between SWCA and Summit.

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. The report included two estoppel fees and a small sum attributed to 1¼% interest from the bank.

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

REPORTS OF COMMITTEES

ARC/COMPLIANCE COMMITTEE (DOUG BERNSTEIN): In Bernstein's absence, Delson brought up the subject of long-term and short-term renters and how to deal with violations of the rental policies as well as the compliance codes, outlined in the By-Laws. There was a general discussion.

SOCIAL COMMITTEE: Due to Carlene Harrison's resignation, there is no committee head at this point. There was discussion among Board members regarding who should take her place.

NOMINATING COMMITTEE (HOWARD SMITH): No report.

SWCA (SCOTT WILKINS): (previously submitted) **SWCA Board Meeting 18 Apr 2018:**

Buckingham. MRI sleeved the drainage pipe in the easement between their house and the one to the north. Plants on their property were damaged, tree stumps were not removed and grass was not completely planted. At today's SWCA board it was decided SWCA will be responsible for taking out tree stumps, replacing any bushes, hedges, etc. on private property that are damaged. It will be done to Richard Buckingham's house later after they finish the work on the drain adjacent to his house.

- LaRocca. SWCA will reimburse them \$200 their landscaper charged to remove one of their trees that had fallen on golf course property.
- Ross Bacon. Ross had inquired about the LED lights on the exit arm adjacent to the guard shack. They are still out. The arm is beyond repair and will be replaced in the near term.
- Carroll Cunningham: He has lots of A/C experience and offered his services to inspect club A/C units. Units are on the roof, which he no longer does. (good choice.)

Main Points from Today's (4/18/18) meeting

- Lake 23 (next to tee box on 3 East/ Beginning of Tasca Dr) restoration approved \$10,600. Drainage committee withdrew proposal to place rip rap on lake 3 (south 4/ behind Meek/ Buckingham, etc.) No reason given. Plan to follow up on this.
- SWCA law firm Becker & Poliakoff, opined that SWCA may not limit access to common areas if a resident doesn't pay his HOA dues. Didn't really answer the question of whether SWCA can turn off bar code. Due process is done at the HOA level not SWCA. Further legal opinion will be sought.
- Capital improvements in amount of \$162K were approved. Mainly for much needed Kitchen equipment, HVAC, fitness equipment, and computers.
- I found it interesting that servers at the Club cost about \$12-\$13 per hour fully loaded (benefits) while temporary hires run about \$35 per hour. Plan is to get more SWG&CC employees.
- Summit Cable contract was approved.
- A fence between unit 1 and Marbella was determined to not be a SWCA responsibility. The HOAs and home owners will have to determine how they want to handle repairs.
- SWCA approved request from Las Brisas to install privacy screening on the fence bordering their property. Las Brisas will fund.
- SWCA approved expending not greater than \$29k to repair perimeter fence along Marbella.
- An agreement with Milhaus properties is being worked on to replace the fence on the west side of Spanish Wells behind Del Lago.
 - Hidden Lakes development will build two and four story condos there (south of LA Fitness).

- Construction of the fence to include design is being negotiated.
- Big concern over water runoff. Sterling Oaks did not properly install their drainage inlet/pipes. One is none functional, the other is clogged. Both SWCA and Milhaus will push on South Florida Water Management Department to require Sterling Oaks to fix their inlets. Currently, SFWMD is locked in bureaucratic inertia. The concern is that once construction begins and asphalt is laid down, the water won't be able to seep into the ground but will run into the swale behind Del Lago. There, it will mix with the runoff from Las Brisas and Unit 3. The Sterling Oaks problem will back the water up and units 2 and 3 will suffer flooding.
- Milhaus and SWCA will try to pressure SFWMD to force Sterling Oaks to remedy their inadequate installation of drainage.
- Milhaus will pay to install a new fence – approx. \$300K. SWCA will pay to remove the old one – approx. \$25k.

OLD BUSINESS: The Board reviewed the subject of the Welcoming Letter, composed by Ioka Summers a few years back. Diane Flood and Karen Benson will meet and revise the letter for presentation to the Board at the next meeting.

NEW BUSINESS: There is no new business.

The meeting adjourned at 1:40 pm

Respectfully Submitted,

Karen Benson, Secretary

The next meeting is scheduled for June 2, 2018 at 1 pm in the Card Room at the Club House.