

**SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.**

MONDAY, JANUARY 7, 2019 @ 1 pm

CARD ROOM AT SPANISH WELLS GOLF & COUNTRY CLUB

9801 TREASURE CAY, BONITA SPRINGS, FL 34135

Minutes

**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: Howard Smith, Diane Floyd, Scott Wilkins.  
In attendance: Pegie Morris, Frank Schwartz.

**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 December 3, 2018. Howard Smith made a motion to approve the minutes as written. Scott Wilkins seconded and the motion was approved unanimously.

**REPORTS OF THE OFFICERS**

**PRESIDENT'S REPORT (DON MEEK):** All emails to residents were sent. There were no "bounces-backs." Meek acknowledged the reception of the letter, dated December 25th, 2018, of resignation from Doug Bernstein, Vice-President of the Board, effective immediately. Benson (secretary) is in receipt of the letter of resignation. Meek asked for a motion to approve the appointment of Frank Schwartz as the replacement of Bernstein to the Board, to serve out Bernstein's term. Wilkins made the motion to accept Frank Schwartz as the new member of the Board, to replace Doug Bernstein. Floyd seconded the motion. The motion passed unanimously. Schwartz will take the position of Vice-President of the Board and the responsibilities Bernstein had established. Schwartz questioned the roster and asked about merging several aspects of the roster. Meek asked for a meeting with Schwartz to work out the roster and various spreadsheets.

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

**SECRETARY'S REPORT (KAREN BENSON):** The mailing for the Annual Meeting will be sent out no later than January 19. Reports from various committees need to be submitted to the secretary as soon as possible. We will be sending out the revised documents along with the budget, President's letter, ballot for re-election of Board Members, proxy and the proposed revisions of the governing documents. Don Meek will consult with our lawyer on the wording of all the documents as well as the percentage of people necessary to approve all these documents.

Meek and Benson will consult to complete all paper work for the meeting. The Annual Meeting will be February 4, 2019, in the Card Room in the Club House at Spanish Wells, at 1:00 pm

## **REPORTS OF COMMITTEES**

**ARC/COMPLIANCE** (SCOTT WILKINS): In the absence of Doug Bernstein, Scott Wilkins reported on the ARC update. Frank Schwartz will step up into the position of ARC/COMPLIANCE along with Scott Wilkins. All requests were approved during the month.

**NOMINATING COMMITTEE** (HOWARD SMITH): There are no new candidates at this time. All members are looking for new possibilities for homeowners to serve as committee members.

**SOCIAL COMMITTEE** (PEGIE MORRIS): Pegie submitted to the Board a list of 44 people who plan to attend the Club's invitational "C&C" on January 24. The Board will canvas the community to amplify this list with other residents.

**SWCA** (SCOTT WILKINS): Wilkins had submitted to the Board his monthly report. It is attached. There is a list of accomplishments from the Club, including a 10% increase in the Pub's projected financial numbers. The wall along western border of Spanish Wells has started today, January 7, 2019. Wilkins let the Board know that SWCA documents supersede all other documents from the various neighborhood associations. Question from the Board: Morris asked Wilkins to address the overgrowth on the island at Alhambra and Sombrero. Floyd questioned the maintenance of the island at Treasure Key and Sombrero. Wilkins addressed both concerns and will take the concerns back to the SWCA Board.

The meeting was adjourned at 2:10 pm

The next meeting will be the Annual Meeting with all residents of Unit Two, on February 4, 2019 at 1 pm in the Card Room at the Country Club.