

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.
Monday, November 6, 2017 1 P.M.
Card Room at Spanish Wells Golf & Country Club
9801 Treasure Cay Lane, Bonita Springs, FL 34135
Draft of Minutes

CALL TO ORDER: A quorum being present, President Don 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: Carlene Harrison, Joe Maccarone. Directors not present: Howard Smith. Residents: Sandra Pagliaroli, Dave Cotsman, Mark Floyd, Frank Schwartz, Tom Collins.

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

APPROVAL OF THE MINUTES: The minutes from the October 2, 2017 meeting were approved and submitted.

REPORTS OF OFFICERS:

PRESIDENT'S REPORT (Don Meek): Most of the debris has been removed from Spanish Wells with a special thanks to the city and SWCA.

TREASURER'S REPORT (Ed Delson): Delson had submitted reports of the expenses and income to the Board, prior to the meeting. He reported that we should end up at year's end with close to \$40,000 in the bank. There were no questions from the Board members.

SECRETARY'S REPORT (Karen Benson): Benson reminded the Board that the assessment letter, along with the budget, will go out to residents via paper on December 1. She is working with Meek on the list of residents who have opted for email notices only, with the intention of lowering the costs of printing and mailing.

REPORTS OF COMMITTEES:

NOMINATING COMMITTEE (Howard Smith): There is no report this month.

ARC (Doug Bernstein): A written report had been submitted to the Board prior to the meeting. Bernstein reviewed it with the Board. There were no questions from the Board. Bernstein reported that the usual Fall inspection for roofs, driveways and mailboxes had been postponed, due to the hurricane. The tour is rescheduled for December.

SOCIAL (Carlene Harrison): Harrison has successfully lined up hosts for the monthly C&Cs through June, 2018. A special thanks to Dave Hoffman who agreed to host twice in a row. Attendance is still up and the events are very successful.

SWCA (Joe Maccarone): Maccarone reported that, after some delay due to the storm, the new generator should be up and running. A cage will be installed along with landscaping to complete the project. Lawyers are still reviewing the language in the contractual agreements for the purchase of the club. The intention is to have everything completed by the end of the year. A SWCA Board meeting is scheduled for November 14 at which time the members will discuss a possible replacement for Comcast. Quotes from other companies have been received and will be reviewed.

OLD BUSINESS: There is no old business

NEW BUSINESS:

ANNUAL BUDGET: Ed Delson presented two options for the Annual Budget for HOA Unit Two. After Board discussion, Bernstein made a motion to accept the first proposal. Maccarone seconded the motion. The vote was unanimous.

CHANGE IN THE BY-LAWS: A committee was formed to read, review and discuss the by-laws with the intention of bringing them up to date, as well as addressing various inconsistencies which the Board has encountered over the last two years. The committee will present the amended by-laws at the next Board meeting for discussion and revision, prior to sending them out to residents for approval at the Annual Meeting.

The Annual Meeting is scheduled for February 5, 2018 in the Card Room at Spanish Wells Country Club.

The next Board meeting will be December 4, 2017 in the Card Room at Spanish Wells Country Club. The meeting was adjourned at 2:15 P.M.