

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.
Monday, August 6, 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: Diane Floyd, Scott Wilkins, Howard Smith.

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 July 2, 2018. Don Meek reminded the Board that Delson had made a motion that signatures are not necessary on applications for notifying people of events by electronics. Benson will put the change in the draft of the minutes and resubmit them to the Board.

REPORTS OF THE OFFICERS

PRESIDENT'S REPORT (DON MEEK): Meek informed the Board that documents on Google.doc can be filled out on line and will simplify the process of collecting data from residents. He will continue to investigate the same process through our gmail account. There was general Board discussion on implementation. Meek and Bernstein agreed to meet to discuss and bring their findings back to the Board at the next meeting.

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 mentioned three additional closings for the coming month.

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

REPORTS OF COMMITTEES

ARC/COMPLIANCE COMMITTEE (DOUG BERNSTEIN): All requests were granted. Bernstein and Wilkins will do a drive-around this month and report back to the Board. Regarding issues with renters, Bernstein and Wilkins identified all owners who are renting their property and notified all owners of the compliance issues in the HOA documents. There was a general discussion regarding Homestead exemptions. Floyd made a motion to have Bernstein write a letter to all homeowners regarding all covenants and legalities

from the by-laws regarding Homestead exemptions. Delson seconded the motion. The motion was passed unanimously.

SOCIAL COMMITTEE: C&Cs continue to be successful. Meek let the Board know that a chair for the Social Committee is now a necessity. Floyd will investigate a few possibilities. At this point, C&Cs are booked through December 2018.

NOMINATING COMMITTEE (HOWARD SMITH): No report.

SWCA (SCOTT WILKINS): There was no SWCA meeting this month. Wilkins submitted notes from a Presidents' Meeting held on August 1, 2018. A copy of these notes is attached.

OLD BUSINESS: Floyd presented to the Board her draft of the Welcome Letter. There was general Board discussion. The Board agreed to have Bernstein and Floyd draft a new letter, incorporating information from the Country Club. The Board engaged in a general discussion regarding the Summit installation and communication.

NEW BUSINESS: Smith raised an issue of the remnants of Hurricane Irma in our area, specifically lanai cages which were damaged. There was general Board discussion. It was agreed that the Board will request home owners without cages to show proof of installation. Bernstein and Wilkins will tour through the fairways and report back to the Board. Smith reminded the Board that there is a law which states that there must be a four foot fence around a pool, with the intention of preventing drownings.

The meeting adjourned at 2:25 P.M.

The next meeting is scheduled for September 10, 2018 at 1 P.M. in the Card Room at the Club House.