

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.
Post Office Box 1565, Bonita Springs FL, 34133

www.spanishwellshoa2.com

Board of Directors Meeting

Cardroom at the G & CC

Monday, September 23, 2024 at 1 PM

Final

CALL TO ORDER: A quorum being present, President Wilkins called the meeting to order at 1:00 PM
BOARD MEMBERS IN ATTENDANCE: Officers: Scott Wilkins (President), Jeff Chorba (Vice President), Frank Schwartz (Treasurer), Joanie Holmes (Secretary). Directors: Mike Longfield, Len Biernat.

CONFORMATION OF NOTICE: Notice of the meeting was distributed in a timely manner and was posted on the SWCA bulletin board and on the Unit 2 website.

Approval of The Minutes: President Wilkins called for an approval of the minutes for the July 8, 2024 Board meeting. A motion was made by Len and seconded by Mike to approve the minutes. The minutes were approved unanimously.

Reports by Officers:

President's Report : Scott discussed the issue regarding paying SWCA Assessments quarterly vs monthly - it is more beneficial for Unit 2 to continue to pay monthly, and we intend to continue to pay monthly. If we pay quarterly, we actually would then be pre-paying and therefore we would lose interest income. Castle, the SWCA management company is requesting sub-HOAs all pay quarterly. Unit 2 is declining at this time and will continue to pay monthly.

We looked at the Spruce Up Month Flyer that Scott is proposing be sent to all Unit 2 residents as a reminder to clean their roofs, driveways, maintain mailboxes, clean up their yards, basic home maintenance time. A reminder that the ARC will be making rounds in October doing inspections to make sure all is in good shape.

Tropical Storm #9 - will be named Helene will likely be a Cat 2 Hurricane by Thursday when it is in the Gulf. We are pumping down the ponds to be prepared.

Treasurer's Report (Frank Schwartz): Frank reported that that were no financial issues. All outstanding bills have been paid. Report attached and accepted.

Secretary's Report: (Joanie Holmes): No Report

Committee Reports:

Nominating Committee (Scott Wilkins): No Report

ARC/Compliance (Scott Wilkins): Dirty Roof on Verde has been taken care of. The letter sent to resident on El Greco has been returned to sender, investigating to find another way to reach owner. Lot

on El Greco has been mowed, working with owner to get on a regular schedule waiting on owner response.

Social (Mike Longfield): Joanie made C & C report since Mike had been out of town, she stated that 35 residents attended for the September C & C and the welcome cocktail provided by Scott Wilkins was well received. People seemed to have a good time. Still looking for ideas to get people to mingle a little more. Next C&C is October 18

SWCA (Scott Wilkins): Scott gave a brief update on SWCA activities.

- Sealcoating. Complete.
- New General Manager of the Club has started, his name is Siegfried Wroebel.
- New Food & Beverage Manager has started, his name is Vinny Varicchio.
- There is a new Food and Beverage Committee that will work with the club, and it is being led by Joanie Holmes.
- Budget for 2025 is being worked on and it looks like it will increase around 4%. The SWCA board meeting for that is Oct 2, and the final budget meeting will be on November 6, Frank will be attending for Scott. Scott will be out of town.
- Unit 2 2025 budget meeting - we will shoot to get our meeting scheduled November 7 or 8 immediately following the approval of the SWCA budget. The Plan is to mail the 2025 Budget to Unit 2 residents immediately after our board meeting.

New Business:

Florida 720 Revised Laws regarding

New Rules for Board member training - all board members are required to attend 4 hours of training per year - by June 2025

Data Availability for residents - access controls.

Update on Database validation – there were 42 changes submitted.

The Board then took questions from the audience

Scott asked for a motion to adjourn the meeting. Frank moved and Mike seconded the motion, which passed unanimously. The meeting adjourned at 1:56 PM.

The next regular meeting of the board will be November 8, 2024, in the Card Room in the Club House at 1:00 PM.

Respectfully submitted,

Joanie Holmes, Secretary Spanish Wells Unit Two HOA, Inc.