

SPANISH WELLS UNIT TWO HOMEOWNERS' ASSOCIATION, INC.

**Post Office Box 1565
Bonita Springs, FL 34133**

**NOTICE TO ASSOCIATION MEMBERS AND DIRECTORS OF
A MEETING OF THE BOARD OF DIRECTORS**

Notice is hereby given that a meeting of the Board of Directors of Spanish Wells Unit Two Homeowners Association, Inc. will take place on Zoom at 1:00 pm on Monday June 6, 2022. Due to the COVID-19 Virus and the various Variants, the meeting will take place via ZOOM and in the Activity Center Board Room.

The code to access the Activity Center is 980122.

This announcement will be sent electronically at least 48 hours in advance to all homeowners who agreed to email communications and it will be posted on the bulletin board located on the island at Sombrero Drive and Treasure Cay at least 48 hours in advance.

<https://us02web.zoom.us/j/82691571643?pwd=Q1V1QlJkdGQwa2tFMURIUGIreFILZz09>

Join on Zoom Meeting ID 826 9157 1643 Passcode 525870

DISTRIBUTION:

Len Biernat	Suzanne Newman
Jeff Chorba	Frank Schwartz
Mike Longfield	Scott Wilkins
Don Meek	

Agenda of the Board Meeting

Call to Order, Quorum, Posting of Notice
Approval of Previous Meeting Minutes (Including Special Board Meeting)
Reports of Officers: President, Treasure, Secretary
Committee Reports, Nominating, ARC/Compliance, Social, SWCA

Old Business: TBA

New Business: TBA

Adjournment

BY ORDER OF THE PRESIDENT

The Board meets in accordance with Roberts Rules of Order. The participants are the Board members and the meeting will follow the published agenda. Owners are asked to submit questions on topics before the meeting, and the Board will address those questions. After a motion and Board discussion on any votes, observers will be afforded 3 minutes per comment to add anything missed in discussion before vote. If time permits, the floor will be opened and observers invited to comment, within the 3-minute limit. Only agenda topics will be discussed. Other topics will be noted for future response.

This notice has been posted on the website on or before the 20th day of May 2022, will be distributed electronically and placed on the bulletin board located on the island at Sombrero Drive and Treasure Cay by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

Notice of 6/7/2022 Board Meeting

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One tap mobile for ZOOM

One tap mobile

+19294362866,,84173503462#,,,,*951878# US (New York)

+13017158592,,84173503462#,,,,*951878# US (Washington DC)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 826 9157 1643

Passcode: 525870

Find your local number: <https://us02web.zoom.us/j/82691571643>

Spanish Wells Unit Two HOA, INC FY 2022

Traditional Income Statement

01/01/2022 - 05/31/2022

Paid May 2022 SWCA Maintenance

Received May Interest From Synovus

Received Estoppel for 28389 Verde

Paid for New Welcoming Packages

Paid for certified mail for mailbox and lot maintenance issues

Sent mail via USPS for new DwellingLive Rules to non-email homeowners

Paid Pavese Law Firm for legal advice on warning letter

Income	Amount	Annual Budget	Variance
Estoppel Certificate Fees	\$1,500.00	\$2,000.00	-\$500.00
HOA Assessments From Homeowners 2022	\$374,228.00	\$374,220.00	\$8.00
HOA Assessments From Lot Owners 2022	\$2,400.00	\$1,200.00	\$1,200.00
HOA Assessments From Prorated Lot 2022	\$0.00	\$400.00	-\$400.00
HOA Assessments From Prorated New Home 2022	\$0.00	\$1,512.00	-\$1,512.00
Interest Income	\$65.33	\$125.00	-\$59.67
Total Income	\$378,193.33	\$379,457.00	-\$1,263.67
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	\$0.00	-\$525.00	-\$525.00
CAI Membership	-\$320.00	-\$310.00	\$10.00
Debt Reduction	-\$18,662.25	-\$44,789.00	-\$26,126.75
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	-\$63.00	-\$1.75
Legal	-\$2,181.26	-\$400.00	\$1,781.26
Money Minder	\$0.00	-\$159.00	-\$159.00
New Owner Welcome Package	-\$73.56	-\$200.00	-\$126.44
Paperform.co	\$0.00	-\$350.00	-\$350.00
Postage and Office Supplies	-\$86.08	-\$700.00	-\$613.92
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.68	-\$550.00	-\$35.32
Security Deposits	\$0.00	-\$2,000.00	-\$2,000.00
Summit Broadband	-\$73,458.00	-\$177,012.00	-\$103,554.00
SWCA Master Association Fees	-\$64,804.35	-\$155,530.00	-\$90,725.65
United States Liability Insurance D&O	\$0.00	-\$1,200.00	-\$1,200.00
Wix.com	\$0.00	-\$264.00	-\$264.00
Zoom	\$0.00	-\$164.00	-\$164.00
Total Expenses	-\$160,161.43	-\$384,216.00	-\$224,054.57
Net	\$218,031.90	-\$4,759.00	\$222,790.90

Paid January - February - March 2022 SWCA Maintenance
Paid Florida Corporate Filing Fee For 2022
Paid Welcoming Committee Expenses
Received January > March Interest From Synovus
Finished Collecting all 2022 Assessments
Paid Crime Insurance Policy To Rosier Insurance
Filed IRS 1120-H Tax Report
Received Estoppel for 9861 El Greco Circle - 28381 Sombrero - 28384 Sombrero - 28511 Sombrero
Received Estoppel for 28510 Sombrero

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May 2022 - Unit Two Architectural and Compliance Committee

9918 El Greco	New Driveway	Submitted & Approved
28376 Verde	Landscape Request	Submitted & Approved
28399 Verde	Landscape Request	Submitted & Approved
28510 Sombrero	New Roof	Submitted & Approved
28420 Verde	New Lanai	Submitted & Approved
29420 Verde	Replacement Garage Door	Submitted & Approved
9920 El Greco	New garage Door	Submitted & Approved
28433 Sombrero	Repaint Home	Submitted & Approved
28433 Sombrero	New Garage Door	Submitted & Approved
28385 Verde	Landscape Request	Submitted & Approved

Non-Compliance Letters/Email Sent

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Dirty Roof	Kircher	28419 Sombrero	Email Sent	Selling Home "AS-IS"	Estoppel Will Address Roof & Lanai
Dirty Roof	Cotsman	28512 Sombrero	Email Sent	Open	Litigation
Dirty Roof	Byers	9909 El Greco	Email Sent	Closed	Waiting on Roofing Tiles
Mailbox	Morris	28396 Sombrero	Email Sent	In Process	Waiting on New MB
Lot Not Maintained	Koresh Properties	9880 El Greco	Certified Ltr Sent	Closed	Bonita Code Enforcement Posted warning

Issue	Owner names	Owners Address	Letter/Email Sent	Status	Comments
Mailbox	Andy & Carleen Adams	28399 Sombrero Drive	Yes	In Process	Waiting On New MB

Issues	Owner names	Owners Address	Letter Email Sent	Status	Comments
Dirty Roof	John & Sherry Machado	9847 El Greco Circle		Open	Litigation
Dirty Roof	Gerhard & Bettina Saidowsky	9851 El Greco Circle		Closed	Waiting on new roof
Dirty Roof	Joseph & Jane Schouest	28416 Sombrero Drive		Closed	Waiting on new roof
Dirty Roof	David & Jennifer Puyenbroek	9760 Treasure Cay Lane		Closed	Waiting on new roof

Note: New roof tile delivery times can exceed 14 weeks.