

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

www.spanishwellshoa2.com

Board of Directors Meeting

Cardroom 2 at the G & CC
Friday, November 8, 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, Tracy Connell (*via phone*)

CONFIRMATION 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 September 23, 2024 Board meeting. A motion was made by Mike and seconded by Frank to approve the minutes. The minutes were approved unanimously.

Reports by Officers:

President's Report :

Veterans Day – Bonita Springs 9 – 11 am on Monday speaker Steve Blum who lives in Cordova

Flags will be placed by volunteers on Saturday morning and removed on Tuesday morning. Thank you to all of the volunteers.

Political signs should all be removed at this time, if anyone notices any – please make a note so we can send a notice to the resident to remove it. Only 1 sign per candidate is allowed, we only had a couple of residents that violated that policy and once they were notified they complied right away. A good campaign season overall.

Lee County Sherriff will be on sight more this season – a minimum of 4 times per month in random areas throughout the neighborhood to hopefully reduce speeding and stop sign running. Slow down for safety.

Parking Issues – notifications sent out from SWCA board regarding parking and the rules. There have been some questions regarding normal sized cars with commercial decals. Under the new Florida law, they are now allowed in driveways.

Big Thank You to Frank Schwartz for making sure the Unit 2 Board is in compliance with the new Corporate Transparency Act requirements and we are following the new 720 laws appropriately. We appreciate your continued dedication.

Treasurer's Report (Frank Schwartz): Frank reported that that were no financial issues.

All outstanding bills have been paid, we have appropriate amount of cash on hand and anticipate it being a little lower in 2025. Our monthly assessment to SWCA is a little over \$34966. We are staying with a monthly payment schedule of the assessment.

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

Committee Reports:

Nominating Committee (Scott Wilkins): No Report

ARC/Compliance (Scott Wilkins): The letter sent to the resident on El Greco was returned. We have found another found another way to reach owner and notify him his roof needs to be cleaned.

Spruce Up Campaign letter going out soon

Social (Mike Longfield): Mike reported – next C & C date is December 6, 2024.

Christmas decorations judging is tentatively scheduled for December 16. We are hoping to put up Christmas lights on the island at the end of Sombrero on Treasure Cay on November 14

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

- 2025 Budget Approved.
- Dwelling Live use is improving.
- Vendors hitting the gate will be fined.
- SWCA is looking for volunteers for various committees. The SWCA Treasurer – Joe Smith will be finishing his term in March, SWCA is actively seeking someone with accounting background interested in stepping into that role.
- Entrance Fountain costs over 40K a year to operate – there is a committee that is working on a solution, Tracy Connell is on that committee.
- SWCA financial position is excellent – however outside play is down 8.5% and golf course maintenance is cost increasing.

New Business:

Corporate Transparency Act / Beneficial Ownership Information Requirements – We are in compliance.

Unit 2 2025 Budget Review – Annual assessments increased \$ 62 from \$2566 to \$2628 per year for houses and to \$1495 per year for lots

Motion by Frank, Seconded by Len to approve budget – Budget approved by roll call – unanimously. Letter to all owners will be sent out Tuesday, November 12 (no mail on Monday, November 11).

Education Requirements – Board Members must attend 4 hours per year of HOA training, 5 board members have completed 2024 training. 2 outstanding.

Website – Joanie Holmes has been learning some of the tasks to assist Frank Schwartz updating the website but we would like to have at least 1 more volunteer to learn these tasks by January.

Sombrero/Treasure Cay Island – discussed the disrepair of the island building and the need of trimming the bushes and painting of the walls. The island is owned by SWCA but we are working on coordinating on getting some of this maintenance completed. The bulletin board should be removed for safety reasons. A flag pole has been donated.

Scott Moved to Adjourn meeting at 2:20pm, Mike 2nd all approved.

The Board then took questions from the audience

The next regular meeting of the board will be December 2, 2024, in the Card Room in the Club House at 1:00 PM.

Respectfully submitted,

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