

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

Post Office Box 1565, Bonita Springs FL, 34133

www.spanishwellshoa2.com

Board of Directors Meeting

**Cardroom and ZOOM at the G & CC
Monday, July 8, 2024 at 1 PM**

Final Draft

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), Len Biernat (Secretary). Directors: Tracy Connell, Mike Longfield, and Joanie Holmes. Residents: David Moretti, Don Bordner, Kathy Connell, Jean Moretti – on Zoom: Laura Pierce and Tim Schultz.

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

Approval of The Minutes: President Wilkins called for an approval of the minutes for the June 3, 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 reported that according to a new Florida HOA law, records must be kept for 7 years and directors must receive four hours of continuing education each year.

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

Secretary's Report: (Len Biernat): No Report

Committee Reports:

Nominating Committee (Scott Wilkins): No Report

ARC/Compliance (Scott Wilkins): Report attached. Scott reported that there were four requests for improvement made in June. All were approved. One noncompliance letter has been sent.

Social (Mike Longfield): Mike stated that 24 residents signed up for the July 12 C&C.

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

- Sealcoating. Everything went very well for Unit 2. Other Units had problems. Scott, Len, and Tracy coordinated our efforts.
- Philip Linaugh is the new interim Club General Manager.
- Brooke Birdelle is the new Property Manager (also known as Community Association Manager or CAM.)
- New Capital Contribution Fee. Effective July 1, 2024 SWCA increased its Capital Contribution fee from \$2,500 to \$4,800. That fee is collected whenever a house is sold.

Old Business: Flags looked great over the 4th. Many thanks to Frank Schwartz, David Moretti, Chuck Grey, Tracy Connell, Dave Hoffman, and Jeff Chorba for putting them up and taking them down.

New Business: Len Biernat submitted his resignation as Secretary. Scott nominated Joanie Holmes to assume this position on August 1. Len seconded the motion which passed unanimously.

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 1:46 PM.

The next regular meeting of the board will be August 6 in the Card Room in the Club House at 1:00 PM.

Respectfully submitted,

Len Biernat, Secretary Spanish Wells Unit Two HOA, Inc.