

**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, May 13, 2024, 11 AM**

**Final Draft**

**CALL TO ORDER:** A quorum being present, President Don Meek called the meeting to order at 11:03 AM

**BOARD MEMBERS IN ATTENDANCE:** Officers: Don Meek (President), Scott Wilkins (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Mile Longfield and Joanie Holmes. Absent: Jeff Chorba. Residents: Don Bordner, Sandy Travis, Paul and Barbara Spoczynski.

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

**Approval of The Minutes:** President Meek called for an approval of the minutes for the last meeting. A motion was made by Scott and seconded by Mike to approve the minutes. The minutes were approved unanimously.

**Reports by Officers:**

**President's Report (Don Meek):** No Report

**Treasurer's Report (Frank Schwartz):** Frank reported that the finances were doing well. He expected to have an \$18,500 surplus at the end of the year. 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 has taken over as Chair of the committee. The Board discussed the difficulty in determining when a violation occurs. Individual Board members drove through Unit 2 to look at roofs, mailboxes, and driveways. The results were very subjective and inconsistent. Two Board members reviewed the findings and made the determination of various violations. The Committee will send out a general letter to all residents to remind them of the importance of community standards to maintain property values. The committee will do another review and send out violation letters.

**Social (Mike Longfield):** Mike reported that the next C&C is set for May 24 at the Clubhouse.

**SWCA (Scott Wilkins):** Scott gave a brief update on SWCA activities. He noted that Club needed to change the process of paying club dues with a credit card because of the enormous credit card processing fee of almost \$200,000 a year. The Summit Cable TV contract was scheduled to end on May 8, 1924, but has been extended to June 1.

**Old Business:** none

**New Business:** See ARC discussion above. Don Meek announced that he would be leaving Spanish Wells next week and submitted his resignation to the Board. The Board thanked him for his many years of service to the Community. As Vice President, Scott Wilkins will move up to President.

Don asked for a motion to adjourn the meeting. Scott moved and Mike seconded the motion, which passed unanimously. The meeting adjourned at 11:40 AM.

The next regular meeting of the board will be June 3 in the Card Room in the Club House at 1:00 PM.

Respectfully submitted,

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