SPANISH WELLS UNIT TWO HOMEOWNERS' ASSOCIATION, INC.
Post Office Box 1565, Bonita Springs, FL 34133
NOTICE OF BOARD OF DIRECTORS' MEETING

Notice is hereby given that a meeting of the Board of Directors of Spanish Wells Unit Two Homeowners Association, Inc. will be held on **Monday, November 23, 2026 at 10:00 AM**, in **Card Rooms 1 & 2**, located on the lower level of the Spanish Wells Golf & Country Club.
This notice is being provided in accordance with Florida Statute 720 and has been posted on the Association website and the community bulletin board. It has also been distributed electronically to owners who have consented to receive email communications.

DISTRIBUTION:

Joanie Holmes – President
Jeff Chorba – Vice President
Chuck Grey – Secretary
Frank Schwartz – Treasurer
Tracy Connell – Director
David Moretti – Director
Pamela Peterson – Director

AGENDA OF THE BOARD MEETING

1. Call to Order
2. Establish a Quorum
3. Certification of Posting Process
4. Comments from Attendees Regarding Agenda Items
5. Approval of Minutes
   - October 26, 2026 Board Meeting

6. MRTA Revitalization – Peter Fischer, Legal Counsel

- Legal Update and Revitalization Process
- Board Discussion and Questions
- Recommended Next Steps

7. Reports of Officers

a. President & SWCA Report – Joanie Holmes

b. Treasurer – Frank Schwartz

8. Committee Reports

a. Leasing – Jeff Chorba

b. ACC Compliance – Chuck Grey / Frank Schwartz
- Compliance Inspection Update

OLD BUSINESS

1. Electronic Voting

- Status Update
- Resolution scheduled for Board consideration and vote on December 21, 2026
- Notice and proposed resolution to be mailed to homeowners no later than December 7, 2026, to satisfy the 14-day notice requirement

NEW BUSINESS

1. ACC Recommendations for Proposed Fines – Board Consideration and Motions

i. 28502 Sombrero Drive – Roof Maintenance – Section 4 (Maintenance), Lot Owner Maintenance
ii. 28372 Sombrero Drive – Roof Maintenance – Section 4 (Maintenance), Lot Owner Maintenance
iii. 28436 Verde Lane – Roof and Mailbox Maintenance – Section 4 (Maintenance), Lot Owner Maintenance
iv. 28384 Verde Lane – Roof, Lawn, Window and Screen Maintenance – Section 4 (Maintenance), Lot Owner Maintenance
v. 9917 El Greco Circle – Roof Maintenance – Section 4 (Maintenance), Lot Owner Maintenance
vi. 9890 El Greco Circle – Driveway Maintenance – Section 4 (Maintenance), Lot Owner Maintenance
vii. 9910 El Greco Circle – Mailbox Maintenance – Section 4 (Maintenance), Lot Owner Maintenance
viii. 28362 Sombrero Drive – Mailbox Maintenance – Section 4 (Maintenance), Lot Owner Maintenance
ix. 28390 Verde Lane – Mailbox Maintenance – Section 4 (Maintenance), Lot Owner Maintenance
x. 28450 Verde Lane – Mailbox Maintenance – Section 4 (Maintenance), Lot Owner Maintenance

2. Electronic Communications Policy

- Review and Adoption

3. 2027 Board Election

- Election Committee Charter – Review and Approve
- Timeline and Process

4. 2027 Board Meeting Schedule

- Tentative Schedule – Review and Approve

5. Other Business Properly Before the Board

ADJOURNMENT

BY ORDER OF THE PRESIDENT

The Board meets in accordance with **Robert's Rules of Order**. Participants are Board members, and the meeting will follow the published agenda.

Owners wishing to comment on agenda items will be given the opportunity to do so during **Item #4: Comments from Attendees Regarding Agenda Items**. This is the only time during the meeting when owner comments will be permitted. Owners must sign up prior to the meeting being called to order.

This notice has been posted on the website on the **20th day of November** and has been distributed electronically and placed on the bulletin board located outside the Spanish Wells Community Association office on the lower level of the Spanish Wells Golf & Country Club.

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Post Office Box 1565, Bonita Springs FL, 34133

ARCHITECTURAL & COMPLIANCE COMMITTEE MEETING
Monday, November 23, 2026 10:30 AM or
Immediately Following the Unit 2 Board Meeting whichever is later
Cardrooms 1 & 2 at the G & CC

CALL TO ORDER:

CONFIRMATION OF A QUORUM:

CONFIRMATION OF NOTICE:

APPROVAL OF MINUTES:

- October 26, 2026 ACC meeting

REVIEW AND RATIFICATION OF ADMINISTRATIVE ARCHITECTURAL

Address	Description of work	Date Submitted	Status	Date Approved
9885 El Greco	Paint Exterior	10/19/26	Approved	10/20/26
9876 El Greco	New Mailbox	10/24/26	Approved	10/24/26
28427 Verde	New Well	10/29/26	Approved	10/30/26
28444 Verde	New Doors	11/2/26	Approved	11/2/26
28456 Verde	Paint Exterior	11/06/26	Approved	11/06/26
28432 Sombrero	Add solar panels to roof	11/13/26	Approved	11/15/26
28388 Verde	Lanai	11/18/26	Approved	11/18/26
28510 La Pluma	Lanai	11/18/26	Approved	11/18/26
28424 Verde	Paint roof	11/19/26	Approved	11/19/26

REVIEW PENDING ARCHITECTURAL APPLICATIONS:

Discussion - What can be approved administratively and what requires committee review.

Adjournment