

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, October 26 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
 - September 30, 2026 Board Meeting
6. Reports of Officers:
 - a. President & SWCA Report – Joanie Holmes
 - b. Treasurer – Frank Schwartz
7. Committee Reports:
 - A. Leasing – Jeff Chorba
 - B. ACC Compliance – Chuck Grey / Frank Schwartz
 - ACC Process Update
 - C. Social Committee – Dave Moretti
 - Cocktails & Conversations update

OLD BUSINESS:

- New Resident Handbook – Dave Moretti

NEW BUSINESS:

2027 Annual Budget – Review and Adoption, including approval of the 2027 regular annual assessment.

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 **23rd day of October** 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.

NOTICE OF ARCHITECTURAL & COMPLIANCE COMMITTEE MEETING

Monday, October 26, 2026

**11:00 AM, or immediately following the Board meeting,
whichever is later
Card Rooms 1 & 2**

- 1. Call to Order**
- 2. Confirmation of Quorum**
- 3. Explain New Process**
- 4. Review and Ratification of Administrative Architectural Approvals**

Date	Address	Description of Work
8/28/26	28432 Verde	Replace Roof – approved 9/2
9/18/26	28385 Sombrero	Paint Exterior – approved 9/18
9/28/26	28374 Verde	Paint Exterior – approved 9/28
10/1/26	9772 Treasure Cay	Paint Exterior – approved 10/2
10/2/26	28385 Verde	landscape – approved 10/2
10/1/26	28423 Sombrero	Replace garage doors – app 10/2
10/17/26	28405 Verde	Add solar panels – approved 10/18
10/18/26	28405 Verde	Replace mailbox – approved 10/18

- 5. Review of Pending Architectural Applications**
 - a. List them all – no pending or new requests**

- 6. Adjournment**