

SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.

**ANNUAL OWNERS MEETING
Monday, February 5, 2024, 11am**

Cardroom 2 at the G&CC

Bonita Springs, FL 34135

Final Draft

CALL TO ORDER: A quorum being present, President Meek called the meeting to order at 11 am.

BOARD MEMBERS IN ATTENDANCE: Officers: Don Meek (President), Scott Wilkins, (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Mike Longfield and Jeff Chorba. Absent: Suzanne Newman.

Residents: Don Bordner, Tracy Connell, Ritch and Joanie Holmes, Lela Marie Johnson, Joseph and Susannah Maccarone, David and Jean Moretti, Andy Murray, Daniel and Diane Pettigrew, Jennifer Puyenbroek, Richard Romberg, Polly Vierling, and Xandra Wilkins

CONFIRMATION OF NOTICE: Notice of the meeting has been distributed in a timely manner and was posted in the customary locations.

Approval of The Minutes: Don Meek called for an approval of the minutes from the February 6, 2023 Annual member's meeting. A motion was made by Scott and seconded by Frank. The minutes were approved unanimously.

Reports by Officers:

President's Report (Don Meek): Don gave a summary of his annual report. (Attached)

Treasurer's Report (Frank Schwartz): Frank reported all homeowners except one paid their 2024 Annual Assessment. He stated we are in a good financial position with \$18,400 in the bank accounts for non SWCA maintenance payments. The owner with the late payment was sent a certified letter demanding payment or it would be turned over to our lawyer for collection. Report filed.

Secretary's Report: (Len Biernat): Five board members and 17 residents were in attendance. There were sufficient proxies (59) to constitute a quorum.

Committee Reports:

Nominating Committee: Don reported that the committee received four applications for three board vacancies. There were 64 ballots returned. The results will be announced during new business.

ARC/Compliance (Frank Schwartz): Frank stated that there are very few outstanding issues. He noted that one new mailbox was not in compliance and that he would notify the owner. He said that he was doing a test to refurbish his own mailbox and would report his finding to the community. Report filed

Social (Mike Longfield): Mike noted that the next C&C is scheduled for March 1 at the clubhouse. The theme for the evening is unusual hats.

SWCA (Scott Wilkins): Scott gave a brief update on SWCA activities. He confirmed the report on the operations audit was concluded with all accounts reconciled with no missing funds.

Old Business: None

New Business: Board Election. Don announced that Scott Wilkins, Jeff Chorba, and Joanie Holmes were elected to the Board for new three- year terms.

The Board opened the meeting for discussion and questions

Don asked for a motion to adjourn the meeting. Scott made the motion, which was seconded by Len. The motion was approved unanimously.

The meeting adjourned at 11:41 AM

An organization meeting followed the annual meeting where all the current officers agreed to maintain their current position until the next annual meeting

The next regular board meeting is scheduled for March 4, 2024 at 11:00 am in Card Room 2. The next Annual Meeting will be on Monday, February 3, 2025 in Card Rooms 1&2.

Respectfully submitted,

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

DRAFT