

Spanish Wells Unit Two Year 2023 In Review

Hank Nyenhuis, who has been the SWCA board president for several years, retired. Thank you, Hank, for your service. Our new president is John Harter. You can view all of the officers on the SWCA board by going to:

[Directors and Committes | My Site \(spanishwellscommunity.com\)](#)

A new monthly newsletter was created called “Snippets” for the community. It provides a smattering of information about what’s going on in Spanish Wells.

Home sales in SW Florida have continued to be strong. Buyers are still willing to pay a premium for our desirable single-family homes. Several of the homes in Unit Two exceeded a million-dollar sale price. Six homes sold throughout Spanish Wells Unit Two during 2023 and sales are continuing into 2024.

We processed and approved 37 architectural requests for home improvements.

We increased the size of Lake 13 (adjacent to the driving range) to hold more water. This is one of the lakes that provides water for Golf Course irrigation.

We continued to hold our C&C meetings throughout 2023. In December almost 60 guests attended and had a good time, sharing stories, enjoying good food and drinks. Our Social Committee has stated “Theme Nights” to dress up the C&Cs.

The weather blessed us again in Bonita Springs, as we dodged several Gulf of Mexico storms!

Two of the vacant lots in Spanish Wells which were owned by Spanish Wells Community Association were sold. The proceeds are being used to “Build out” the lower level of the Club House at the Golf & Country Club. The first phase of the build out was completed late last year. This included concrete floors, windows and doors. Further plans will be developed in 2024 and presented to the community.

The Golf and Country Club had another really good year financially. It should be noted that we continue to see a large uptick in the number of non-residents who have joined our club. This indicates our facilities and activities beat our competition in terms of value to members.

The Spanish Wells Safety Committee recommended, and the SWCA Board approved changing the company that manages our gates. The new Gate Attendants, Allied Universal Security started on October 1, 2024. Some changes were made regarding access to Spanish Wells and are strictly enforced. No Driver’s License means no access to Spanish Wells.

A community survey was taken regarding the removal of the Gate Attendants at the Marbella Gate. Based on those results, the Marbella gate is no longer staffed. The financial savings were significant.

Unlike prior years, we are having some difficulty in collecting annual assessment payments. Fines have been assessed and legal action may be forthcoming.

We started the conversion to DirecTV and new technology. Issues are being addressed as they occur. The conversion will probably go on throughout 2024 based on residents' travel plans (Snow Birds).