

**SPANISH WELLS UNIT TWO HOMEOWNERS' ASSOCIATION, INC.**

**Post Office Box 1565  
Bonita Springs, FL 34133**

**NOTICE TO ASSOCIATION MEMBERS AND DIRECTORS OF  
A MEETING OF THE BOARD OF DIRECTORS**

Notice is hereby given that a meeting of the Board of Directors of Spanish Wells Unit Two Homeowners Association, Inc. will take place on Zoom at 1:00 pm on Monday March 7, 2022. Due to the COVID-19 Virus and the various Variants, the meeting will only take place via ZOOM.

This announcement will be sent electronically at least 48 hours in advance to all homeowners who agreed to email communications and it will be posted on the bulletin board located on the island at Sombrero Drive and Treasure Cay at least 48 hours in advance.

<https://us02web.zoom.us/j/82691571643?pwd=Q1V1QlJkdGQwa2tFMURIUGIreFILZz09>

Join on Zoom Meeting ID 826 9157 1643 Passcode 525870

**DISTRIBUTION:**

Len Biernat	Suzanne Newman
Jeff Chorba	Frank Schwartz
Mike Longfield	Scott Wilkins
Don Meek	

**Agenda of the Board Meeting**

Call to Order, Quorum, Posting of Notice  
Approval of Previous Meeting Minutes  
Reports of Officers: President, Treasure, Secretary  
Committee Reports, Nominating, ARC/Compliance, Social, SWCA

Old Business: None

New Business: Dog Nuisance Issue  
Review current ARC report and Implications  
Brief discussion on Electronic Voting and E-Signatures  
Potential for sharing expenses with other units or SWCA

**Adjournment**

**BY ORDER OF THE PRESIDENT**

The Board meets in accordance with Roberts Rules of Order. The participants are the Board members and the meeting will follow the published agenda. Owners are asked to submit questions on topics before the meeting, and the Board will address those questions. After a motion and Board discussion on any votes, observers will be afforded 3 minutes per comment to add anything missed in discussion before vote. If time permits, the floor will be opened and observers invited to comment, within the 3-minute limit. Only agenda topics will be discussed. Other topics will be noted for future response.

This notice has been posted on the website on or before the 12th day of January 2022, will be distributed electronically and placed on the bulletin board located on the island at Sombrero Drive and Treasure Cay by order of the Board of Directors and in compliance with Chapter 720, F.S. and Association documents.

Notice of 3/7/2022 Board Meeting

One tap mobile for ZOOM

One tap mobile

+19294362866,,84173503462#,,,,\*951878# US (New York)

+13017158592,,84173503462#,,,,\*951878# US (Washington DC)

Dial by your location

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 826 9157 1643

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Find your local number: <https://us02web.zoom.us/j/82691571643>

**SPANISH WELLS UNIT TWO HOMEOWNERS ASSOCIATION, INC.**

**Post Office Box 1565, Bonita Springs FL, 34133**

**www.spanishwellshoa2.com**

**Board of Directors Meeting  
Monday, March 7, 2022, 1 pm, Via Zoom**

**CALL TO ORDER:** A quorum being present, President Don Meek called the meeting to order at 1:00 PM

**BOARD MEMBERS IN ATTENDANCE:** Officers: Don Meek (President), Scott Wilkins (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Suzanne Newman, Jeff Chorba and Mike Longsfield. Residents: Dave Moretti, Scott Larson, Jennifer Puzenbroek, Sarah Ferrero, and John Piper.

**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:** President Meek called for an approval of the minutes for the January 10, 2022 meeting. A motion was made by Scott and seconded by Len to approve the minutes. The minutes were approved unanimously.

**Reports by Officers:**

**President's Report (Don Meek):** Don stated that the following estoppels were received since the last meeting:

28381 SD Brock to Lufty + Bartelli

28384 SD LaRocco to Connell

28510 SD Davies to Stranz

28511 SD Ouellet to Wellman

**Treasurer's Report (Frank Schwartz):** Frank reported that the new SWCA management company changed the check deposit procedure so he made an adjustment. He is still looking for a new bank to handle our funds. Report attached.

**Secretary's Report: (Len Biernat):** no report

**Committee Reports:**

**Nominating Committee (Scott Wilkins):** no report

**ARC/Compliance (Frank Schwartz):** Frank did a drive through the community with two residents to identify violations of the governing documents of the HOA. There was a second drive through with Scott Wilkins. Letters were sent to those out of compliance last week. Report attached.

**Social (Mike Longfield):** The next C&C is set for March 18 at the club. There was some discussion about having another one on April 15 before many residents leave for summer.

**SWCA (Scott Wilkins):** Scott noted that the annual meeting is set for March 30. At that meeting, there will be a vote to sell two vacant lots owned by SWCA. He also stated that the Safety Committee rejected the proposal for speed tables.

**Old Business:** none

**New Business:** 1. Frank reported that a formal complaint was filed in Lee County against a dog that attacked and bit another dog. There were two other incidents in the past involving this same dog that were not filed formally. The court does not get involved until 3 formal complaints or a person is bitten. The Board agreed to take legal action if another

incident occurs. A certified letter will be sent to the dog owner and homeowner that there will be legal action to remove this dog from the community if another incident occurs.

2. Frank is checking into using electronic voting and electronic signatures for the annual meeting and looking at cost sharing with the other Spanish Wells HOA units.

Don asked for a motion to adjourn the meeting. Len moved and Susanne seconded the motion, which passed unanimously. The meeting adjourned at 1:37PM.

The next regular meeting of the Board will be Monday, April 4, at 1:00pm via Zoom

Respectfully submitted,

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

## Spanish Wells Unit Two HOA, INC FY 2022

## Traditional Income Statement

01/01/2022 - 02/28/2022

Paid February 2022 SWCA Maintenance  
 Paid Welcoming Committee Expenses  
 Paid Pavese Law Firm For Legal Advice  
 Received February Interest From Synovus  
 Received Estoppel for 9861 El Greco Circle

Income	Amount	Annual Budget	Variance
Estoppel Certificate Fees	\$250.00	\$2,000.00	-\$1,750.00
HOA Assessments From Homeowners 2022	\$374,228.00	\$374,220.00	\$8.00
HOA Assessments From Lot Owners 2022	\$2,400.00	\$1,200.00	\$1,200.00
HOA Assessments From Prorated Lot 2022	\$0.00	\$400.00	-\$400.00
HOA Assessments From Prorated New Home 2022	\$0.00	\$1,512.00	-\$1,512.00
Interest Income	\$29.18	\$125.00	-\$95.82
<b>Total Income</b>	<b>\$376,907.18</b>	<b>\$379,457.00</b>	<b>-\$2,549.82</b>
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	\$0.00	-\$525.00	-\$525.00
CAI Membership	\$0.00	-\$310.00	-\$310.00
Debt Reduction	-\$7,464.90	-\$44,789.00	-\$37,324.10
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	-\$63.00	-\$1.75
Legal	-\$158.00	-\$400.00	-\$242.00
Money Minder	\$0.00	-\$159.00	-\$159.00
New Owner Welcome Package	-\$68.12	-\$200.00	-\$131.88
Paperform.co	\$0.00	-\$350.00	-\$350.00
Postage and Office Supplies	\$0.00	-\$700.00	-\$700.00
Rosier Insurance travelers Company & Surety Crime Coverage	-\$514.68	-\$550.00	-\$35.32
Security Deposits	\$0.00	-\$2,000.00	-\$2,000.00
Summit Broadband	-\$29,383.20	-\$177,012.00	-\$147,628.80
SWCA Master Association Fees	-\$25,921.74	-\$155,530.00	-\$129,608.26
United States Liability Insurance D&O	\$0.00	-\$1,200.00	-\$1,200.00
Wix.com	\$0.00	-\$264.00	-\$264.00
Zoom	\$0.00	-\$164.00	-\$164.00
<b>Total Expenses</b>	<b>-\$63,571.89</b>	<b>-\$384,216.00</b>	<b>-\$320,644.11</b>
<b>Net</b>	<b>\$313,335.29</b>	<b>-\$4,759.00</b>	<b>\$318,094.29</b>

Paid January & February 2022 SWCA Maintenance  
 Paid Florida Corporate Filing Fee For 2022  
 Paid Welcoming Committee Expenses  
 Received January Interest From Synovus  
 Finished Collecting all 2022 Assessments  
 Paid Crime Insurance Policy To Rosier Insurance  
 Filed IRS 1120-H Tax Report  
 Received Estoppel for 9861 El Greco Circle

**Spanish Wells Unit Two Homeowners Association, Inc.**  
**P.O. Box 1565**  
**Bonita Springs, Florida 34133**

**February 2022 - Unit Two Architectural and Compliance Committee**

28432 Sombrero	Hurricane Protection	Submitted & Approved
28376 Verde	New Block Window	Submitted & Approved
28402 Verde	New Roof	Submitted & Approved
28411 Sombrero	New Garage Door	Submitted & Approved
28411 Sombrero	Repaint Home	Submitted & Approved

**Non-Compliance Letters/Email Sent**

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Dirty Roof	Kircher	28419 Sombrero	Email Sent	Litigation	Waiting On Judge Decision
Dirty Roof	Cotsman	28512 Sombrero	Email Sent	Open	Litigation
Dirty Roof	Byers	9909 El Greco	Email Sent	Open	Waiting on Roofing Company To Replace
Mailbox	Morris	28396 Sombrero	Email Sent	Open	
Missing House Number	Barry & Julie Denton	9891 El Greco Circle	Email sent	Open	
Missing House Number	Dave & Jane Morrow	9901 El Greco Circle	Email sent	Open	
Missing House Number	Steve & Mary Fetsch	9905 El Greco Circle	Email sent	Open	
Missing House Number	Michael & Mary Gibbons	28372 Sombrero Drive	Email sent	Open	
Missing House Number	Anne Farace	28509 Sombrero Drive	Email sent	Open	
Missing House Number	Ronald & Barbra Woehrmyer	9768 Treasure Cay Lane	Email sent	Open	
Missing House Number	Al & Karen Burlini	9772 Treasure Cay Lane	Email sent	Open	
Missing House Number	David F. & Lisa Stephen	28454 Verde Lane	Email sent	Open	

Dirty Driveway	Arthur W. & Theresa L. Conte	9871 El Greco Circle	Yes	Open	
Dirty Driveway	Michael & Mary Gibbons	28372 Sombrero Drive	Yes	Open	
Dirty Driveway	Martin & Vivian Watkins	28376 Sombrero Drive	Yes	Open	
Dirty Driveway	Sam & Claire LaRocco	28384 Sombrero Drive	Yes	Open	
Dirty Driveway	Kenneth Malcolm & Elizabeth Wickers	28423 Sombrero Drive	Yes	Open	
Dirty Driveway	Russell & Paula Cording	28436 Sombrero Drive	Yes	Open	

Dirty Driveway	Richard Knepfler & Mary Miller	28516 Sombrero Drive	Yes	Open	
Dirty Driveway	Tom Marshall & Wilsye Seeley	9780 Treasure Cay Lane	Yes	Open	
Dirty Driveway	Bryan Howe & Stephanie Popper	9782 Treasure Cay Lane	Yes	Open	

Issues	Owner names	Owners Address	Letter Email Sent	Status	Comments
Dirty Roof	John & Sherry Machado	9847 El Greco Circle		Open	
Dirty Roof	Gerhard & Bettina Saidowsky	9851 El Greco Circle		Closed	Getting New Roof Verified
Dirty Roof	Robert Menta	28508 La Pluma Way		Open	
Dirty Roof	Joseph & Jane Schouest	28416 Sombrero Drive		Open	Tile Arrives April/May
Dirty Roof	David & Jennifer Puyenbroek	9760 Treasure Cay Lane		Open	
Dirty Roof	L. Barry Witt & Susan Bridges	9786 Treasure Cay Lane		Open	

Issue	Owner names	Owners Address	Letter/Email Sent	Status	Comments
Mailbox	John & Sherry Machado	9847 El Greco Circle	Yes	Open	
Mailbox	Curtis J. Clawson	9853 El Greco Circle	Yes	Open	
Mailbox	Sharon Laabs	9859 El Greco Circle	Yes	Open	
Mailbox	Frank & Barbara Nobile	9861 El Greco Circle	Yes	Open	
Mailbox	Basil J. & Hannelore Hobar	9864 El Greco Circle	Yes	Open	
Mailbox	Grace Iorio & Joseph Pietracupa	9865 El Greco Circle	Yes	Open	
Mailbox	Lizette & Robert White	9879 El Greco Circle	Yes	Closed	Mistake
Mailbox	Scott & Jasmin White	9883 El Greco Circle	Yes	Open	
Mailbox	Craig M. & Susan M. Byers	9909 El Greco Circle	Yes	Closed	Repainted
Mailbox	Marius Daniel & Alina Dani	9914 El Greco Circle	Yes	Open	
Mailbox	Suzanne Newman	9915 El Greco Circle	Yes	Open	
Mailbox	Madeline Monacci	9917 El Greco Circle	Yes	Open	
Mailbox	David & Jeanne Moretti	9920 El Greco Circle	Yes	Closed	
Mailbox	William & Elizabeth Lim	9923 El Greco Circle	Yes	Closed	
Mailbox	Nancy Zickus & Scott Peacock	9924 El Greco Circle	Yes	Closed	
Mailbox	Dennis Langer & Claudia Lanese	28507 La Pluma Way	Yes	Open	
Mailbox	Martha & Robert Nadeau	28513 La Pluma Way	Yes	Closed	
Mailbox	David & Victoria Oswald	28518 La Pluma Way	Yes	Open	
Mailbox	Jane & Jerry Dancey	28362 Sombrero Drive	Yes	Open	
Mailbox	Michael & Hillarie Siena	28368 Sombrero Drive	Yes	Open	
Mailbox	Garth A. & Debra Yorke	28369 Sombrero Drive	Yes	Open	
Mailbox	Mark & Madlen Mkrdichian	28380 Sombrero Drive	Yes	Open	
Mailbox	Chuck & Mary Grey	28393 Sombrero Drive	Yes	Open	

Mailbox	Andy & Carleen Adams	28399 Sombrero Drive	Yes	Open	
Mailbox	Carol & Steve Posa	28400 Sombrero Drive	Yes	Open	
Mailbox	Linda & David Hoover`	28401 Sombrero Drive	Yes	Open	
Mailbox	Martin Rimes & Joan Fleming	28501 Sombrero Drive	Yes	Open	
Mailbox	Richard Knepfler & Mary Miller	28516 Sombrero Drive	Yes	Open	
Mailbox	Michael & Sandy Lawson	9779 Treasure Cay Lane	Yes	Open	
Mailbox	Tom Marshall & Wilsye Seeley	9780 Treasure Cay Lane	Yes	Open	
Mailbox	Bryan Howe & Stephanie Popper	9782 Treasure Cay Lane	Yes	Open	
Mailbox	L. Barry Witt & Susan Bridges	9786 Treasure Cay Lane	Yes	Open	
Mailbox	Les M. & Maria J. Ferguson	9798 Treasure Cay Lane	Yes	Open	
Mailbox	Marlene Wood	28372 Verde Lane	Yes	Open	
Mailbox	Kerri Cooper Thomas	28386 Verde Lane	Yes	Open	
Mailbox	Bonnie Poff	28389 Verde Lane	Yes	Open	
Mailbox	Gary J. & Sarah Ferrero	28390 Verde Lane	Yes	Open	
Mailbox	G.B. & Susan Singh	28405 Verde Lane	Yes	Open	
Mailbox	Michael & Carol Witte	28406 Verde Lane	Yes	Open	
Mailbox	William Trousdell	28409 Verde Lane	Yes	Open	
Mailbox	Brendan & Karen Walsh	28410 Verde Lane	Yes	Open	
Mailbox	William B & Gail Helen Blix	28427 Verde Lane	Yes	Open	
Mailbox	Alan & Christine Bush	28428 Verde Lane	Yes	Closed	
Mailbox	Ryan & Jennifer Burton	28433 Verde Lane	Yes	Open	
Mailbox	Michael & Carol Witte	28436 Verde Lane	Yes	Open	
Mailbox	David F. & Lisa Stephen	28454 Verde Lane	Yes	Open	



## **March 2022 Update from SWCA Secretary – Scott Wilkins**

The SWCA Board Meeting for February was held in person and via Zoom, on the 23rd. The next Board meeting will be the annual one which will be held March 30, 2022 at 10:00 in the dining room at the Club House and via Zoom.

Significant Items of interest:

- Construction on the new bocce courts is progressing well. They should be completed in a few weeks.
- 12 properties have closed so far this year. 14 properties are under contract. As of Feb 18, 2022, there were no active property listings at Spanish Wells.
- Based on the recommendation of the Security Committee, the Board voted to not install Speed Tables in Spanish Wells.
- An updated charter for the Landscape Committee was approved.
- The Board agreed to move the monthly SWCA Board meetings to 2:00 P.M. to accommodate women golfers who want to attend the meetings.
- The Community Association Manager will look into renewing a contract to tow vehicles illegally parked in Spanish Wells.
- The Board voted to place selling the SWCA owned lots at 9836 Treasure Cay Lane and 28433 Tasca Drive before the members for approval at the March 30, 2022 annual SWCA meeting.
- The proposed construction of Pickleball Courts remains under review by the City of Bonita Springs.