

**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 July 11, 2022. Due to the COVID-19 Virus and the various Variants, the meeting will take place via ZOOM and in the Activity Center Board Room.

The code to access the Activity Center is 980122.

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 (Including Special Board Meeting)  
Reports of Officers: President, Treasure, Secretary  
Committee Reports, Nominating, ARC/Compliance, Social, SWCA

Old Business: TBA

New Business: Review ARC Issues  
Financial Institution Update

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 29th day of June 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 7/11/2022 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

Passcode: 525870

Find your local number: <https://us02web.zoom.us/j/kwgh3UHzy>

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

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

**www.spanishwellshoa2.com**

**Board of Directors Meeting**

**Monday, July 11, 2022, 1 pm, Via Zoom and Recreational Center**

**Final Draft**

**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, Diane Pettigrew 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 April 4, 2022 meeting. A motion was made by Scott and seconded by Frank to approve the minutes. The minutes were approved unanimously.

**Reports by Officers:**

**President's Report (Don Meek):** No Report

**Treasurer's Report (Frank Schwartz):** Frank reported that he opened a new checking account at Valley National Bank for Unit 2. He will be opening another account at Wells Fargo. The two accounts will be balanced to ensure that we have FDIC insurance on both accounts.

The Synovus account will be closed later this month. Synovus continues to limit us to 18 transactions per month, which does not work at year end.

The check sent to the Auto-Owners Insurance group never arrived. Frank put a "stop-payment" on the check. A new check was overnighted today. The policy expires Wednesday. The replacement check was received and processed on time. Report attached.

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

**Committee Reports:**

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

**ARC/Compliance (Frank Schwartz):** The board paid twice to have the lot cut at 9880 El Greco. An invoice was sent to Koresh for the cutting. There are no open ARC issues. The next ARC inspection drive will be in August. The house at 28419 Sombrero has closed and the new owners have taken possession. A new roof will be installed. Report attached.

**Social (Mike Longfield):** The next C&C will be delayed until the completion of the work on the Clubhouse.

**SWCA (Scott Wilkins):** Scott gave a brief update. The work on the erosion on Lake 5 has been completed. The bocce courts should be up and running in July/August. Some issues on the pickle ball courts remain but construction has started.

**Old Business:** none

**New Business:** none

Don asked for a motion to adjourn the meeting. Len moved and Susanne seconded the motion, which passed unanimously. The meeting adjourned at 1:23PM.

The next regular meeting of the Board will be Monday, August 1, 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 - 06/30/2022

Paid June 2022 SWCA Maintenance  
 Received June Interest From Synovus  
 Received Estoppel for 28389 Verde and 9772 Treasure Cay  
 Paid for certified mail for mailbox and lot maintenance issues  
 Sent mail via USPS for new DwellingLive Rules to non-email homeowners  
 Paid to have 9880 Lot Mowed Billed Owner  
 Paid Pavese Law For Legal Advice  
 Paid Board Liability Insurance

Income	Amount	Annual Budget	Variance
Estoppel Certificate Fees	\$1,750.00	\$2,000.00	-\$250.00
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	\$74.29	\$125.00	-\$50.71
<b>Total Income</b>	<b>\$378,452.29</b>	<b>\$379,457.00</b>	<b>-\$1,004.71</b>
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	-\$802.74	-\$525.00	\$277.74
CAI Membership	-\$320.00	-\$310.00	\$10.00
Debt Reduction	-\$22,394.70	-\$44,789.00	-\$22,394.30
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	-\$63.00	-\$1.75
Legal	-\$2,311.26	-\$400.00	\$1,911.26
Money Minder	\$0.00	-\$159.00	-\$159.00
New Owner Welcome Package	-\$73.56	-\$200.00	-\$126.44
Paperform.co	\$0.00	-\$350.00	-\$350.00
Postage and Office Supplies	-\$86.08	-\$700.00	-\$613.92
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	-\$88,149.60	-\$177,012.00	-\$88,862.40
SWCA Master Association Fees	-\$77,765.22	-\$155,530.00	-\$77,764.78
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>-\$192,479.09</b>	<b>-\$384,216.00</b>	<b>-\$191,736.91</b>
<b>Net</b>	<b>\$185,973.20</b>	<b>-\$4,759.00</b>	<b>\$190,732.20</b>

Paid January - February - March 2022 SWCA Maintenance  
Paid Florida Corporate Filing Fee For 2022  
Paid Welcoming Committee Expenses  
Received January > March 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 - 28381 Sombrero - 28384 Sombrero - 28511 Sombrero  
Received Estoppel for 28510 Sombrero

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P.O. Box 1565  
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**June 2022 - Unit Two Architectural and Compliance Committee**

9772 Treasure Cay	POD on Property	Submitted & Approved
28419 Sombrero	POD on Property	Submitted & Approved
28419 Sombrero	New Roof	Submitted & Approved
9910 El Greco	POD Request	Submitted & Approved
9891 El Greco	Hurricane Shutters	Submitted & Approved
28444 Sombrero	Landscape Request	Submitted & Approved

**Non-Compliance Letters/Email Sent**

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Dirty Roof	New Owner	28419 Sombrero	Email Sent	House Sold	New Roof scheduled for July 2022
Dirty Roof	Cotsman	28512 Sombrero	Email Sent	Closed	Roof Cleaned
Dirty Roof	Byers	9909 El Greco	Email Sent	Closed	Waiting on Roofing Tiles
Mailbox	Morris	28396 Sombrero	Email Sent	Closed	New MB Installed

Issue	Owner names	Owners Address	Letter/Email Sent	Status	Comments
Mailbox	Andy & Carleen Adams	28399 Sombrero Drive	Yes	Closed	New MB Installed

Issues	Owner names	Owners Address	Letter Email Sent	Status	Comments
Dirty Roof	John & Sherry Machado	9847 El Greco Circle		Closed	New roof being installed

**Note:** New roof tile delivery times can exceed 14 weeks.