

SPANISH WELLS UNIT TWO HOA, 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 September 12, 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
Reports of Officers: President, Treasure, Secretary
Committee Reports, Nominating, ARC/Compliance, Social, SWCA

Old Business: TBA

New Business: Preliminary Discussion On 2023 Budget
Financial Institution Update
Next C&C Theme
Website Updates Backup Support
ARC Update
2023 Assessment Process

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 July 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, September 12, 2022, 1 pm, Via Zoom and Clubhouse

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 Longfield. Residents: Dan Pettigrew, Dave Morrow, David Moretti, and John Piper.

CONFIRMATION OF NOTICE: Notice of the meeting was 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 July 11, 2022 meeting. A motion was made by Scott and seconded by Mike 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 that the finances were doing well with a surplus of \$24,356. There will be new items in new business. Report attached and accepted.

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

Committee Reports:

Nominating Committee (Scott Wilkins): no report

ARC/Compliance (Frank Schwartz): The committee will do another drive- through the community soon and letters will go out to any residents out of compliance. Report attached.

Social (Mike Longfield): The next C&C is set for October 28 at the Clubhouse. The committee is also looking at the possibility of having a holiday competition in December.

SWCA (Scott Wilkins): Scott gave a brief update. The Treasure Cay lot has been sold. Some title work has to be completed before the Tasca lot can be put on the market. They are tentatively planning on having an open house to view the clubhouse renovations on October 8 from 4-6. The new Bocce and Pickle Ball courts are still under construction and should open in October,

Old Business: none

New Business: 2023 Budget. Frank reported that the proposed SWCA budget will be mailed to all residents on October 10 after the SWCA Board meets on September 28. The Unit 2 budget will be set based on the SWCA budget. At the present time, Frank stated that the Unit 2 assessment will increase by about \$8 a month or \$96 annually. The SWCA board is discussing how capitol contributions could be increased in 2023. Any additional revenues could be added to the reserve. All of the budget numbers still need to be presented to the SWCA Board for approval.

Financial Institution Update: Unit 2 is now using Synovas and Valley Bank for all of the finances. This is to ensure we are in compliance with FDIC insurance requirements.

Website update. Unit 2 will use the Constant Contact option for email.

Meeting minutes September 12, 2022..

2023 Assessment Process. Frank reported that we will mail the assessment invoices this December because of numerous corrections made on our email list.

Don asked for a motion to adjourn the meeting. Len moved and Susanne seconded the motion, which passed unanimously. The meeting adjourned at 1:33PM.

The next regular meeting of the board will be October 3, 2022 via Zoom and the Recreation Center.

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 - 08/31/2022

Paid August 2022 SWCA Maintenance
 Received August Interest From Synovus and Valley Bank
 Received payment for property maintenance
 Received Estoppel for 28372 Verde Lane

Income	Amount	Annual Budget	Variance
Estoppel Certificate Fees	\$2,500.00	\$2,000.00	\$500.00
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	\$103.85	\$125.00	-\$21.15
Property Maintenance	\$180.00	\$0.00	\$180.00
Total Income	\$379,411.85	\$379,457.00	-\$45.15
Expenses	Amount	Annual Budget	Variance
Auto-Owners Liability Commercial General Liability Coverage	-\$802.74	-\$525.00	\$277.74
Bank Fees Charged	-\$36.00	\$0.00	\$36.00
CAI Membership	-\$320.00	-\$310.00	\$10.00
Debt Reduction	-\$29,859.60	-\$44,789.00	-\$14,929.40
Florida Corporate Filing Spanish Wells Unit Two HOA	-\$61.25	-\$63.00	-\$1.75
Legal	-\$2,700.76	-\$400.00	\$2,300.76
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	-\$455.89	-\$700.00	-\$244.11
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	-\$117,532.80	-\$177,012.00	-\$59,479.20
SWCA Master Association Fees	-\$103,686.96	-\$155,530.00	-\$51,843.04
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
Total Expenses	-\$256,044.24	-\$384,216.00	-\$128,171.76
Net	\$123,367.61	-\$4,759.00	\$128,126.61

Paid January - July 2022 SWCA Maintenance
Paid Florida Corporate Filing Fee For 2022
Paid Welcoming Committee Expenses
Received January > July 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 & 28419 Sombrero - 9768 Treasure Cay
Received July Interest From Valley Bank
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

Spanish Wells Unit Two Homeowners Association, Inc.
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August 2022 - Unit Two Architectural and Compliance Committee

9790 Treasure Cay	New Roof	Submitted & Approved
28393 Sombrero	New Windows and Doors	Submitted & Approved
9760 Treasure Cay	New Mailbox	Submitted & Approved
28410 Verde	Dumpster Request	Submitted & Approved
28384 Sombrero	Dumpster Request	Submitted & Approved
28419 Sombrero	Repaint Home	Submitted & Approved
28419 Sombrero	Replace Lanai	Submitted & Approved
28419 Sombrero	New Windows & Doors	Submitted & Approved
28512 Sombrero	Repaint Home	Submitted & Approved
28393 Sombrero	New Lanai	Submitted & Approved

Non-Compliance Letters/Email Sent

Issue	Owner	Address	Letter/Email Sent	Status	Comments

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