

SPANISH WELLS UNIT TWO HOMEOWNERS' ASSOCIATION, INC.

Post Office Box 1565, Bonita Springs, FL 34133

NOTICE OF BOARD OF DIRECTORS' MEETING

Notice is hereby given that a meeting of the Board of Directors of Spanish Wells Unit Two Homeowners Association, Inc. will be held on **Monday, August 24, 2026, at 10:00 AM**, in **Card Rooms 1 & 2**, located on the lower level of the Spanish Wells Golf & Country Club. This notice is being provided in accordance with Florida Statute 720 and has been posted on the Association website and the community bulletin board. It has also been distributed electronically to owners who have consented to receive email communications.

DISTRIBUTION:

Joanie Holmes – President
Jeff Chorba – Vice President
Chuck Grey – Secretary
Frank Schwartz – Treasurer
Tracy Connell – Director
David Moretti – Director
Pamela Peterson – Director

AGENDA OF THE BOARD MEETING

1. Call to Order
2. Establish a Quorum
3. Certification of Posting Process
4. Comments from Attendees Regarding Agenda Items
5. Approval of Minutes
 - June 15, 2026 Board Meeting
6. Reports of Officers:
 - a. President – Joanie Holmes
 - Board Educational Requirements
 - b. SWCA Report – Joanie Holmes
 - c. Treasurer – Frank Schwartz
 - Budget Additions
 - ❖ New Owner Welcome Packets
7. Committee Reports:
 - A. Leasing – Jeff Chorba

B. ARC Compliance – Chuck Grey / Frank Schwartz

- ARC Requests / Update
- Next Inspections
- Compliance Issues
 - ❖ Lawn Issues
 - ❖ Compliance Letters

C. Social Committee – Dave Moretti

- Cocktails & Conversations

OLD BUSINESS:

- New Owner Packet – Dave Moretti
- Zoom Meetings – Joanie Holmes
- MRTA Update – Joanie Holmes
- Update on Electronic Forms Conversion – Frank Schwartz
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NEW BUSINESS:

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ADJOURNMENT

BY ORDER OF THE PRESIDENT

The Board meets in accordance with **Robert's Rules of Order**. Participants are Board members, and the meeting will follow the published agenda.

Owners wishing to comment on agenda items will be given the opportunity to do so during **Item #4: Comments from Attendees Regarding Agenda Items**. This is the only time during the meeting when owner comments will be permitted. Owners must sign up prior to the meeting being called to order.

Time permitting, after the meeting is adjourned, the floor may be opened for general owner comments and questions. At that time, a quorum of the Board will no longer be present, and no Board business will be conducted.

This notice has been posted on the website on or before the **22nd day of August** and has been distributed electronically and placed on the bulletin board located outside the Spanish Wells Community Association office on the lower level of the Spanish Wells Golf & Country Club.