

**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 April 4, 2022. Due to the COVID-19 Virus and the various Variants, the meeting will take place via ZOOM and in the Card Room in the lower level of the Golf & County Club

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: ARC Update  
Sharing Expenses With Other Sub-Associations

New Business: TBA

**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 10th day of March 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 4/4/2022 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/82691571643>

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

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

**www.spanishwellshoa2.com**

**Board of Directors Meeting**

**Monday, April 4, 2022, 1 pm, Via Zoom and Clubhouse live**

**Final Draft**

**CALL TO ORDER:** A quorum being present, Vice-President Scott Wilkins called the meeting to order at 1:03 PM

**BOARD MEMBERS IN ATTENDANCE:** Officers: Scott Wilkins (Vice President), Frank Schwartz (Treasurer), Len Biernat (Secretary). Directors: Suzanne Newman, Jeff Chorba and Mike Longfield. Absent: President Don Meek. Residents: 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:** Vice President Wilkins called for an approval of the minutes for the March 7, 2022 meeting and for the March 30, 2022 Special meeting. A motion was made by Len and seconded Suzanne 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 the finances look good and he will probably move our checking account to Valley Bank. Report attached.

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

**Committee Reports:**

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

**ARC/Compliance (Frank Schwartz):** Letters were sent to those out of compliance in early March giving them until April 15 to comply. Another letter will be sent to those still out of compliance after that date. Report attached.

**Social (Mike Longfield):** The next C&C is set for April 15 at the club.

**SWCA (Scott Wilkins):** Residents approved the sale of the two lots at the annual meeting. The next step is to get an appraisal of the value. Residents need to submit proxies for the special meeting on the tax issue by April 15.

**Old Business:** Sharing Costs between HOA's. Frank reported that the process cannot work because of software issues.

**New Business:** none

Scott asked for a motion to adjourn the meeting. Len moved and Susanne seconded the motion, which passed unanimously. The meeting adjourned at 1:16PM.

The next regular meeting of the Board will be Monday, May 2, at 1:00pm via Zoom

Respectfully submitted,

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

Meeting minutes April 4, 2022.

# Spanish Wells Unit Two HOA, INC FY 2022

## Traditional Income Statement

01/01/2022 - 03/31/2022

Paid March 2022 SWCA Maintenance  
 Received March Interest From Synovus  
 Received Estoppels for 28381 Sombrero 28510 Sombrero 28511 Sombrero  
 Paid For USPS Certified Mail

Income	Amount	Annual Budget	Variance
Estoppel Certificate Fees	\$1,000.00	\$2,000.00	-\$1,000.00
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	\$42.49	\$125.00	-\$82.51
<b>Total Income</b>	<b>\$377,670.49</b>	<b>\$379,457.00</b>	<b>-\$1,786.51</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	-\$11,197.35	-\$44,789.00	-\$33,591.65
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	-\$72.76	-\$700.00	-\$627.24
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	-\$44,074.80	-\$177,012.00	-\$132,937.20
SWCA Master Association Fees	-\$38,882.61	-\$155,530.00	-\$116,647.39
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>-\$95,029.57</b>	<b>-\$384,216.00</b>	<b>-\$289,186.43</b>
<b>Net</b>	<b>\$282,640.92</b>	<b>-\$4,759.00</b>	<b>\$287,399.92</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

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**P.O. Box 1565**  
**Bonita Springs, Florida 34133**

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

28386 Verde  
 28518 La Pluma

New Roof  
 Landscape Request

Submitted & Approved  
 Submitted & Approved

**Non-Compliance Letters/Email Sent**

Issue	Owner	Address	Letter/Email Sent	Status	Comments
Dog Attack	Abby Schallert/Laabs	9859 El Greco	Lawyer Inquiry	Closed	LCDAS Visited Board Sent Ltr
Dirty Roof	Kircher	28419 Sombrero	Email Sent	Litigation	Waiting On Judge Decision April 16, 2022
Dirty Roof	Cotsman	28512 Sombrero	Email Sent	Open	Litigation
Dirty Roof	Byers	9909 El Greco	Email Sent	Closed	Waiting on Roofing Tiles
Mailbox	Morris	28396 Sombrero	Email Sent	Open	Waiting on Neighbor Legal issue
Missing House Number	Barry & Julie Denton	9891 El Greco Circle	Email sent	Open	Waiting on Code Enforcement
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	Anne Farace	28509 Sombrero Drive	Email sent	Open	"
Missing House Number	Ronald & Barbra Woehmyer	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	"

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	Leaning
Mailbox	Grace Iorio & Joseph Pietracupa	9865 El Greco Circle	Yes	Open	
Mailbox	Andy & Carleen Adams	28399 Sombrero Drive	Yes	Open	Legal Issue
Mailbox	Martin Rimes & Joan Fleming	28501 Sombrero Drive	Yes	Open	
Mailbox	Marlene Wood	28372 Verde Lane	Yes	Pending	New Owner To Address via Estoppel
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	William Trousdell	28409 Verde Lane	Yes	In Process	Waiting on New MB
Mailbox	Brendan & Karen Walsh	28410 Verde Lane	Yes	In Process	Waiting on New MB

Issues	Owner names	Owners Address	Letter Email Sent	Status	Comments
Dirty Roof	John & Sherry Machado	9847 El Greco Circle		Open	Litigation
Dirty Roof	Gerhard & Bettina Saidowsky	9851 El Greco Circle		Closed	Waiting on new roof
Dirty Roof	Robert Menta	28508 La Pluma Way		Open	Discussing With Family Member
Dirty Roof	Joseph & Jane Schouest	28416 Sombrero Drive		Closed	Waiting on new roof
Dirty Roof	David & Jennifer Puyenbroek	9760 Treasure Cay Lane		Closed	Waiting on new roof

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

Bonita Springs Code Enforcement needs to determine if they want to pursue based on the Ordinance 100-10