

SPANISH WELLS UNIT III HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES

March 12, 2009

Board Members Present:	Mr. Colin Boothby, President Mr. Rex Sims, Vice President Mrs. Mabelle Vincent, Secretary Mrs. Carol Varady, Treasurer Mr. James Halbach Mr. David Harter Mrs. Debi Montenieri Mr. Terry Spandet Mrs. Vera Stec
Attorney Present:	Mr. Greg Marler

A quorum was declared present and the President, Mr. Colin Boothby, called the meeting to order at 7:15 p.m.

Mrs. Vincent reported that the proof of meeting was notified as recommended by counsel.

READING AND DISPOSAL OF UNAPPROVED MINUTES

Reading of the 2008 Annual Meeting minutes was waived since they were mailed to all members beforehand. A motion was made to approve the minutes and seconded – minutes were approved by acclamation.

President's Remarks

Mr. Boothby welcomed all members to the meeting and thanked our board directors for their service and particularly our Board Secretary, Mabelle Vincent, and our Treasurer, Carol Varady, for their dedication and extensive work to ensure our meetings run smoothly and our books are in order. He noted that our board directors are all residents that volunteer their time and own resources and work hard on behalf of Unit III to maintain our quality of life and the value of our properties.

REPORT OF OFFICERS

Treasurer's Report:

Mrs. Carol Varady reviewed the 2008 Annual Treasurer's Income and Expense Report, bank account balances as of March 12, 2009 and 2009 budget. Motion to accept the Treasurer's Report was made, seconded and approved by acclamation. Report is attached to the minutes.

COMMITTEE REPORTS:

Audit:

Mr. Terry Spandet stated that the Financial Review Committee, consisting of himself and Mr. David Harter, conducted a review of Unit III financial records for the year 2008. The records examined were found to be accurate and in satisfactory condition. The Committee asked the Board to recognize the continued fine work of our treasurer. A motion was made to accept the Audit Report and seconded - motion was approved by acclamation. Report is attached to the minutes.

Architectural Review Committee:

Mr. Wayne Varady stated that the remaining number of buildable lots in Unit III is now at three. The current status of activity is as follows: 118 homes are completed, 0 homes are in progress, and three buildable lots have no activity, for a total of 121. Most of the requests in 2008 have been for exterior painting of houses and installation of driveway pavers.

SWCA Report:

As Unit III SWCA Representative, Mr. Varady reported that within the common grounds over the last year SWCA has replaced the sod along Spanish Wells Blvd. with a drought resistant empire turf, the street lights along the Blvd. were also replaced with up lighting and the front entrance replanted. There are some collapsing rainwater drains in various parts of Spanish Wells, including Unit III, which will be replaced during the dry season. The SWCA office is located across the street on Bonita Beach Road and office hours are Monday through Friday from 8:30 a.m. to 5:00 p.m.

Motion was made to accept the ARC and SWCA reports, seconded and approved by acclamation. The reports are attached to the minutes.

Compliance:

David Harter reported that during the year there were 8 to 10 roofs that needed cleaning and a few homes where articles were stored in view of neighbors or from the street and when advised of the noncompliance most members have complied and our unit is staying

neat and orderly. Mr. Harter reminded members that household garbage should be put out not earlier than 6 p.m. on Sunday evenings for Monday morning pick up and horticultural garbage and waste not earlier than 6 p.m. on Wednesday evenings for pick up on Thursday morning. Motion was made to accept the Compliance Report, seconded and approved by acclamation. Report is attached to the minutes.

Social Committee:

Janet Connolly reported that 22 residents were visited by Deb and David Gant in 2008 with some form of hospitality. The annual picnic is scheduled for Saturday, March 28, 2009 and it will be held in the same location as last year.

Website:

Ann Lees reported that she was not able to update the website regularly since she lost her husband last year and could not give it her full attention. However, the President remarked that the website is very professional and has been kept up-to-date and in good order. The web address is spanishwells3.org; it contains much useful information as well as our governing documents.

Nominating Committee:

Vera Stec reported that the members of the nominating committee for 2008 were Carol Varady, Debi Montenieri and herself. There were four candidates nominated for election as of the previous Unit III Board meeting on January 21, 2009. She made numerous calls requesting individuals to run for office and only one agreed. The candidates were the three incumbents, James Halbach, David Harter and Debi Montenieri, plus Derris Southworth. These were the nominations reported to the Secretary to be included with the notice of meeting. The day the proxies were going to be mailed other residents called with self nominations and they were referred to our covenants, Article 4.06 B which states that "a member may nominate himself as a candidate and nominations may be accepted from the floor at the meeting prior to the election." The nominating committee decided to maintain the original nominations and have additional nominations from the floor at the annual meeting. Mr. Boothby remarked that this was the best showing we have had in many years as usually it is difficult to obtain even three new nominations. Motion was made to accept the Nominating Committee report, seconded and approved by acclamation. Report is attached to the minutes.

Unfinished Business

Mr. Boothby indicated there was no unfinished business.

Election of Directors

There were three additional nominations from the floor, for a total of seven candidates and Janet Connolly, Ann Lees and David Murphy were elected to the board. Mr. Boothby

mentioned that the Board Secretary, Mabelle Vincent, had worked hard and long hours to ensure that the election was transparent and fair to all members. He thanked her and also her husband James for their efforts on behalf of Unit III.

Residents Comments

Mr. John Schlenker proposed that our covenants be amended to require that shutters be put up only during a hurricane emergency or when the resident is absent from the residence for the season. At other times the shutters should be stored somewhere inside the residence or out of sight. Mr. Boothby indicated that the incoming board of directors would discuss this at an upcoming board meeting.

A motion was made to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Mabelle Vincent, Board Secretary