

**SPANISH WELLS UNIT III
BOARD OF DIRECTORS MEETING MINUTES**

September 15, 2010

Board Members Present:

Ms. Janet Connolly
Mr. Hal Drake
Mr. David Grossi
Mr. David Harter
Mrs. Ann Lees
Mr. David Murphy
Mrs. Vera Stec
Mrs. Mabelle Vincent
Mr. Stan English, Treasurer

Board Members Absent:

A quorum was declared present, President Dave Murphy, called the meeting to order at 7:00 PM

First order of business:

The minutes from April 29, 2010 were distributed beforehand to all Board members. A motion was made and seconded - minutes were approved.

President's Remarks:

President Dave Murphy commented on the ongoing financial problems of the Spanish Wells Country Club. He also stated that he arranged lawn cutting for a property in the unit that needed attention.

Treasurer's Report:

See attached report. Cash Balance on hand as of September 15, 2010 is \$55,293.71. There are 3 unpaid assessments at this date; 2 homes and one lot. Two lot assessments have been collected; one was overpaid and a refund of \$50.50 was made. Liability insurance in the amount of 340.37 was paid. The Treasurer's report was accepted as presented.

SWCA Representative:

Ms. Janet Connolly presented a report on the July and August SWCA Board meetings. Aquagenix will be at the next Board meeting to discuss Lakes & Ponds issues. In the future vendors will be admitted on holidays if they are "non-disturbing". She also stated the Mr. Chuck Wolfe wanted to put the Marbella Road Proposal on the ballot at the annual meeting. The budget for 2011 will be presented at the September meeting. Regarding the Spanish Wells Country Club, a motion was passed at the SWCA Board Meeting that stated: "... agreed to work with the club". The Board appointed Mr. Cuthbertson as liaison to the club. Ms. Connolly will find out who appointed Mr. Cuthbertson and why a Club member was chosen, and the appearance of a conflict of interest.

Mr. Dave Grossi reported on the September SWCA Board Meeting. The club is in debt approximately five million dollars and must maintain a membership of 330 golf members or the bank can call the loan. They have 270 members at this time. He stated that they thought there were two options: 1. a public club, 2. let the course go to weeds. The club claims there would be a 35% devaluation in property values if the club closed supports the "idea" of a private club. Unit III Board Members brought out the fact that most non-club members do not know that they can play golf at Spanish Wells.

The Board agreed that "don't want to see SWCA add financial burden to the community without open and honest meeting."

Social Committee:

Diana Harter stated that the Social Committee has a balance of \$797.76. Five get well cards and two flower arrangements were sent. No new residents at this time. Social Committee will be happy to do the directory. See attached report.

Architectural Review Committee:

Ms. Janet Connolly submitted an ARC report. The ongoing fence problem resulted in a request to the resident to detach the fence from there home. Janet asked all board members to remind their neighbors that all exterior changes must go through the ARC committee. The report is attached.

Compliance Committee:

Mr. Dave Harter presented the Compliance committee report. All issues have been addressed except for one unanswered letter. He will continue to follow-up on that issue. Ms. Lees stated that she had been asked why there were so many dirty roofs. The compliance committee will do a check of the neighborhood. Report attached.

Old Business:

Insurance policies:

The "Crime Shield" insurance policy was placed with The Hartford Insurance Company at a cost of 340.37 and is on file if any member wanted to review the policy.

Collection policy:

After further discussion and putting forth a timeline it was decided that a written policy would be presented at the next meeting.

Marbella Roads:

Dave Grossi reported that since the May 2010 meeting there has been no further meetings of the committee and no meetings are scheduled. Discussion continued regarding the takeover of maintenance. The situation will be closely watched.

New Business:

Drainage Canal:

Discussion of the upkeep of the drainage canal on Alhambra and Del Lago resulted in a decision to have Ms. Vera Stec and Ms. Ann Lees compose a letter to the SWCA Board regarding our concerns with the drainage canal. The letter will be sent to the SWCA Board before their next meeting.

Unit III Directory:

It was agreed that the Board is in favor of a Unit III Directory. The Social Committee will consider how to arrange for permission to use emails and phone numbers of residents.

A motion was made, seconded and passed to adjourn the meeting.

Next Meeting:

Wednesday, November 10, 2010 at 7 PM

Respectfully submitted,

Ann Lees
2009-2010 Board Secretary

