



**SPANISH WELLS COMMUNITY ASSOCIATION
Board Of Directors Meeting**

Date and Time: February 17, 2025, 10:00 A.M.
Location: Clubhouse Main Dining Room

Join Zoom Meeting

Meeting ID: 988 639 0236
Passcode: 369791

[Join The Zoom Session](#)

SWCA Board of Directors

President: John Harter, Unit One
Vice President: Ken Eisner, At Large
Secretary: Ed Doyle, Marbella
Treasurer: Nick Barnes, Las Brisas
Director: Brian Regan, Golf Condos
Director: Stuart Zweighaft, Lake Club
Director: John King Unit Three
Director: Scott Wilkins, Unit Two
Director: Joe Smith, Cordova

Format: The Board meets in accordance with Robert's Rules of Order. The participants are the Board members and all discussions during the meeting will be between board members. The meeting will follow the published agenda. Owners who wish to make a comment on an agenda item will be afforded 3 minutes to comment and should contact their unit representative prior to the meeting to ensure they are on the schedule. Owners may only comment on current agenda items during their 3 minute comment period.

Following the meeting, there will be a question-and-answer session, during which any homeowner may ask questions, one at a time. After everyone is afforded time for their one questions, additional questions may be asked by homeowners, thereby allowing ALL homeowners a question. Board members will do their best to respond to all questions.

Agenda & Action Items:

9821 TREASURE CAY LANE ♦ BONITA SPRINGS FL 34135
239-319-1288 ♦ SWCA@CASTLEGROUP.COM



1. Call to Order
2. Roll Call - Establish Quorum
3. Homeowner Questions (3 Minutes and Related to Agenda Items Only)
4. Reports of Officers
 - a. President
 - i. Various subjects dealing with financial records of the Golf & Country Club, SWCA purchases and expenses.
 - ii. Past Minutes of prior Meeting Minutes
 - b. Secretary Report
 - i. Motion to approve the minutes as submitted of the SWCA BOD meeting held on January 20, 2025.
 - ii. Motion to approve the minutes of the SWCA BOD legal meeting held with Richard DeBoest as submitted on February 10, 2025.
 - iii. Motion to approve the SWCA Records Request and Information Policy as written by Richard DeBoest as presented to the board by Richard DeBoest.
 - c. Treasurer
Financial Reports of Golf & Country Club along with SWCA Reports.
 - d. AOC and CapEx Requests by Golf & Country Club Management
 - i. Motions to purchase and/or repair equipment necessary to maintain the operations of the Golf & Country Club as identified in the Read Ahead for Directors.
5. Committee Reports
 - a. Retention Ponds
 - b. Strategic Long-Term Planning
 - c. Food & Beverage
 - d. Technology
 - i. Various technology reports
 - e. Community Maintenance
 - i. Various deferred maintenance items identified that need attention
 - f. Public Safety
 - i. Fence installation begins Monday, this will include Las Brisas along the West side of the property, maintenance yard, and North side of



- property adjacent to the FPL power structure.
- ii. No Parking signs will be installed throughout the community where required.
 - iii. Declarations, 4.7 Golf Course / Golf Balls
 1. "The Club facilities are not open for walking, jogging, biking, fishing or other use. Only authorized Club personnel and workers and persons authorized to be playing golf are permitted to be on the golf course, cart paths and lake banks of the Club. Golfers have the right to enter any Parcel to retrieve their golf balls".

The Golf Facilities are considered all areas in and around the golf course, all cart paths, cart parking areas and similar areas. No cart path or path around the main clubhouse or any other building structure, shall be utilized for biking, jogging, strolling or any other non-golf related purpose (*there are **NO** walking or bike paths anywhere near any of our buildings nor in Spanish Wells*)

6. Management Reports

- a. Golf & Country Club – General Manager
- b. Community Management - Community Association Manager

7. Old Business

- a. Marbella Roof Cleaning Process and Current State

8. New Business

- a. Power Station Generator for Marbella Gate House
- b. FPL Invoice for Street Lights along Caballero in Marbella, \$2,700.00 month.
This invoice is currently being paid by Marbella.
- c. Golf Course Signage Changes (Attorney Recommendations):
 - i. **GOLF COURSE & CART PATHS ARE FOR USE BY PERSONS PLAYING GOLF ONLY. ALL OTHER USE IS PROHIBITED.**
- d. Motions related to the following
Capital Contributions,
SWCA Real Property Obligation,
HOA Reserve Update For Real Property Obligations,
Deferred Maintenance - Clarify and Quantify in the HOA Reserve Study
Drainage Repair and Retention Pond Bank Erosion,
Allocation of Resale Capital Contribution Assessment Funds Asset:



9. Meeting Adjournment
10. Homeowner Question and Answer Session with Board Members