

Spanish Wells

COMMUNITY ASSOCIATION, INC.
Board of Directors Meeting

Date and Time: February 16, 2026, at 10:00 AM

Location: Clubhouse Ballroom

Join Zoom Meeting Link: <https://swca-biz.zoom.us/j/81926879596?pwd=rHhFI0fSUAb8zdZEqr25qQs7K8mcJT.1>

Meeting ID: 819 2687 9596

Passcode: 111815

SWCA Board of Directors

President: John Harter, Unit One
Vice President: Ken Eisner, Cordova
Secretary: Ed Doyle, Marbella
Treasurer: Brian Regan, Golf Condos
Director: Jim Sperry, At Large
Director: Stuart Zweighaft, Lake Club
Director: Chris Joyce, Las Brisas
Director: Joanie Holmes, Unit Two
Director: John King, Unit Three

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 will be required to sign in before the meeting with their full name, sub-association and agenda topic they wish to address.

Agenda & Action Items:

- 1. Call to Order**
- 2. Roll Call**
- 3. Homeowner Comments Related to Agenda Items Only**
- 4. Approval of January Meeting Minutes**
- 5. Reports of Officers**
 - a. President's Report
 - b. Treasurer's Report
- 6. Committee Reports**
 - a. Lakes and Ponds Committee
 - b. Technology Committee
 - c. Community Maintenance
 - d. Communications Committee
 - e. Other
- 7. Management Reports**
 - a. Community Management

8. Old Business

- a. Motion Regarding Attorney Communications

9. New Business

- a. Motion Regarding Management Company Communications
- b. Election Committee Charter and Board Liaison appointment
- c. Solitude Bathymetry Study – Ratify
- d. Golf and Country Club Motions for Approval
 - i. Pickleball Resurface
 - ii. Combi Oven for the Kitchen
- e. Board Motion Regarding Updated Inspection and Copying of Association Records Resolution
- f. Review and Approval of Proposed Amendment to the Third Amended and Restated Declaration of Protective Covenants for Spanish Wells Community – Section 7: Use Restrictions. 7.4 Fences for Annual Meeting
- g. Review and Approval of Proposed Amendment to the Third Amended and Restated Declaration of Protective Covenants for Spanish Wells Community –Section 5: Surface Water Management Systems & Conservation Areas. 5.3 Damage Caused to SWMS, Water Management Facilities or Conservation Areas.
- h. Delinquent Accounts
- i. Fines for Approval and Board Motions
 - i. 9171 Las Maderas Drive – Section III, Paragraph 12 – Overnight Parking
 - ii. 9315 La Playa Ct 1724 – Section III, Paragraph 29, Piggybacking
 - iii. 9202 Las Maderas Dr – Section III, Paragraph 13, Expired License Plate/Registration
 - iv. 9957 Treasure Cay Lane – Section III, Paragraph 13, Missing License Plate
 - v. 28530 Highgate Drive – Section III, Paragraph 29, Piggybacking

10. Adjournment