

# SWCA Meeting Notes

August 18<sup>th</sup>, 2025

**Presidents Report** – President Harder expressed Kudo's to both the Hurricane and Lakes and Ponds committees for their work on preparing Spanish Wells for this hurricane season.

He also again called for volunteers from the community to “step up” and join one of the existing committees.

**Treasurers Report** – commented on the ongoing work between the Finance Committee and Castle on compiling needed information for the 2024 audit as well as preparation of the budget for 2026. Other report high points:

- 2023 refunds from state and federal have now been received.
- 2024 audit is underway and in the auditors' hands
- 2026 Budget in preparation
- Reserve Study has been received and is under review.
- P&L through 6/30/25 shows financials on track with budget.

**Hurricane and Ponds** – all systems have been reviewed and tested and “are ready to go”. System has pumped 1.6 million gallons of water out of community since 7/6/25.

**Lakes and Ponds** – reviewed the results of recent RFP to 4 vendors to review market and upgrade approach to lake management. Solitude was approved as the new vendor pending approval of contract by attorney.

There is also an engineering study underway to determine how best to manage the ponds that are long and narrow where aeration is not an option.

**Golf & Country Club** – Sigfried Wroebel provided financial update on club operations. Revenue thru 6/30 on target and ahead of prior year. EBITDA ahead of budget and prior year. Other items of note:

- Banquets and outings being sold are on the rise with September slated for several weddings and a golf tournament.
- Chef Rodney continues to get very positive comments
- New course superintendent – Chris Spence has taken charge and improvements already showing.
- New pool furniture delivery postponed until October to miss most of hurricane season

- AOC approved several items for the course/clubhouse – total approved by AOC \$87,000. Unanimously approved by Board.
- Nine new pieces of fitness equipment ordered
- **Cart Sticker Program** – all members that plan to use their personal carts for golf need to register the cart at the Pro Shop. No personal cart will be allowed on course without a sticker. All nonmembers are not allowed to use their personal carts on the course at any time.

#### **Castle Report:**

- Hands Free repaired the exit loops at Cordova. The in-ground loop sensor was not functioning, leaving only a side-mounted sensor functional. Now the inground loops can detect vehicles easily.
- SWCA's first-ever Shredding Event will be held on Saturday, November 22, from 10:00 AM to 12:00 PM in the clubhouse parking lot.
- Several fines were approved for piggybacking, parking, verbal abuse of attendants and rental of home without documentation.
- There have been several instances where vendors are going door to door soliciting business. Typically, a vendor will enter the community to perform work and drops off an individual or individuals to solicit additional business.

**This is not allowed and is the responsibility of the homeowner who engaged the vendor.** If this occurs to your home, call SWCA during normal business hours (239) 319-1288) or after hours, the voice mail to the rover (239-445-8739). Finally, if you feel threatened in any way, please call Lee County Sheriff's office (Non-Emergency (239) 477-1000). Please make sure to include the name of the vendor.

Respectfully submitted

John King

President, Unit 3