

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**OCTOBER 8, 2021**

**Call to order**

- The meeting was held in the clubhouse parking lot and called to order at 5:04 PM by Ernest George.
- Ernie introduced and relinquished the meeting to our new Interim President, Bill Neal.
- The Pledge of Allegiance was recited.
- Bill introduced the rest of the Board and thanked them for carrying the torch in this difficult time.

**Approval of Minutes**

- Susan George read the minutes from the September 10<sup>th</sup> general membership meeting. Bobby Clancy moved to accept the minutes as read. Susan Stone seconded.

**Treasurer's report**

- Doreen Van Buren read the Treasurer's report for the period of 9/10/21 to 10/7/21. Starting balance was @2733.89. Expenses were \$106.49 with \$6.49 paid for copy paper, and \$100 moved to petty cash. Income was \$948 with \$28.00 from the last 50/50 raffle, \$685.00 in 2022 dues, and \$235 in donations. Ending balance was \$3575.40. Doug Warren moved to accept the report as written. Bobby Clancy seconded.

**Membership Report**

- Sandi Pierce reported we currently have 229 HOA members. The 2021 membership continues until the end of the year, but Sandi asks all members who have not yet done so to pay their 2022 dues now.
- Sandi requested volunteers for Christmas decorating, Fundraising, the February Pool Party, March Flea Market and Memorial Day events. Sandi would also like to hold a Holiday Mixer and needs volunteers for that. All members were encouraged to sign up for a committee after the meeting.
- Sandi directed everyone to review the Sunshine Corner on the HOA website and to contact her with news of any neighbours who are hospitalized, sick or passed away. Gene Brown shared that Millie Williams passed away on 9/19/21. A memorial service will be held on Oct. 20<sup>th</sup> at 11:30 AM at the mausoleum in Ft. Pierce.

**Executive Board Report**

Dispute Committee

- Rich Zwack thanked the 29 volunteers on the Dispute Committee for all their hard work. We needed 51% and have now reached 57%. This was possible because of the committee volunteers.
- Bill thanked Rich for all his hard work on the project.
- Bill noted that there is a donation jar up front. Attorneys aren't cheap, but the pass through will cost everyone over \$400 this year alone, so making a donation now is a good investment. A contribution of \$5, \$10, or whatever you can afford would help a lot and be greatly appreciated.
- On Wed. 10/13 we will meet with the other 2 parks to discuss strategy etc. We'll report on the results of that at our next general membership meeting
- Bill asked members to document things in the park that they don't like, such as untrimmed trees, pot holes, lights being out etc. Take pictures and note where and when the pictures were taken, write down how long a problem has existed and any communications with park management to get things resolved. You can give your documentation to a Board member or forward it to the Board via email.
- Bill addressed the recent letter from the Wynne Corp. They talked about the rents going up in other parks but never adequately explained why they had to increase ours. Bill also questioned their statement that the vast majority of residents are "proud" to live here. We've not been asked. And while we might like our neighbours and the activities here, we are not necessarily proud of the appearance of the park.

- Cindy asked how the property tax was divided to arrive at \$34.35, and could we see the Wynne tax documents. Sandi said the tax records are public and we have that information. She clarified that the tax includes the whole park - clubhouse, golf course etc. We are working on breaking down the costs by lots and communal areas. Sandi shared that the Wynne taxes went down in 2020.
- Question asked - if we do have to pay the tax, can it be deducted on our taxes? Bill said probably not but we can check into that.
- Gene Brown asked if, in light of our dispute, those whose increase starts in November should start paying the tax. Our attorney advises everyone to pay it when due. If we win our dispute, those already affected will be reimbursed.
- Lynne O'Brophy asked about putting the tax amount in an escrow account. Our attorney does not recommend it at this time.
- Duane Dinius asked why the Wynne letter says 4 parks are contesting the increase when there are 3 in our group. Per Bill, Fairways is disputing their increase, although separately from us.
- Question asked about some parks agreeing to a 5% rent increase in lieu of pursuing legal action. As we understand it, Fairways increases are not tied to the CPI and a pass through tax per se isn't being levied. They are disputing a 6.9% lot rental increase. Riverfront did not join our group and we are not privy to the particulars of their situation.
- Frank Ferry asked what terms have changed pertaining to the 99 year lease that now allows this tax adjustment. Sandi said she was unable to find information about a 99 year lease or any history of the park property being sold, transferred or leased. She saw documentation that the property was last sold in 1900.

#### **New Business**

- Al Souma expressed concern about having only one egress for the whole park in an emergency. He believes the law says you must have a sidewalk or another egress route. Bill said we would look into it.
- Mary Ann Kierych shared that there has been discussion in the Village Green Corridor Revitalization Project about installing a right hand turn lane at our exit. This could make exiting the park faster and safer.
- Robin from E. Caribbean asked where we stood on getting an AED. Bill said we can look into it. She also asked if people with a lifetime rent guarantee were subject to the tax pass through. They are not included.
- Someone asked about the next attorney meeting. Per regulation we've completed 2 meetings with the Wynne's and must now go to mediation. When we know the date, we'll post it on the website. An unbiased mediator will be assigned through the FL Attorney General's office. Our attorney, dispute committee members for each park, Wynne counsel and representative(s) will participate.

#### **Communication Update**

- Susan reminded everyone that the HOA website is our primary way of communicating. The web address is [www.spanishlakesgolfhoa.com](http://www.spanishlakesgolfhoa.com). Board members and the HOA email can be accessed from the website. The park newsletter is posted there.

#### **Announcements**

- Bill again thanked all volunteers and urged everyone to sign up to help with events, and if possible to donate to the dispute fund.
- 50/50 Raffle – Debra Lunn won \$28 and graciously donated her winnings to the HOA treasury.

#### **Adjournment**

- A motion to adjourn was made at 6:00 PM by Gene Brown and seconded by Bobby Clancy.

Respectively submitted,

Susan George, HOA Secretary