

SPANISH LAKES GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
MAY 7, 2021

Call to order

- The meeting was called to order at 6:00 PM in the clubhouse parking lot by John Wynne.
- The Executive Board was introduced.
- The Pledge of Allegiance was recited.
- John reminded everyone to sign-in/sign-up and reminded everyone that dues were waived for this season.
- A quorum of 38 was met.

Approval of Minutes

- Susan George read the minutes from the last general membership meeting on April 9, 2021. A motion to accept the minutes as read was made and seconded.

Treasurer's report

- Sandi Pierce read the Treasurer's report for the period of 4/1/21 through 4/30/21. There was no activity over the month. Starting and ending checking account balance was \$3161.06. Petty cash balance was \$0.

Membership Report/ Sunshine Report

- Sandi Pierce reported that we started the meeting with 125 members. There were 14 new member sign-ups prior to the start of the meeting, for a new total of 139 members.
- Sandi also reported that a sympathy card had been sent to the family of Dianne Moehl who passed away on 4/22.
- Sandi again asked that she be notified if anyone hears about a resident being ill or passing away,

President's / Executive Board Report

- John introduced the new Golf Village Recreation Director, Patti Rossi. Patti said that the Grille would be opening on May 18th, Tuesday through Friday, from 11:30 to 1:00 PM. She also announced a planned joint Golf Village & Riverfront Flea Market in the GV parking lot on May 29th. Tables will be \$10. Patti explained that she will be responsible for both Golf Village and Riverfront so expects to have a number of shared events. She stated that she hopes to get things open and more active, but that is up to the Wynne Corp.
- John read the HOA mission statement to remind everyone that the HOA is tasked with working "collaboratively" with park owners for the benefit of the homeowners. Toward this end, John, Susan and Ernie met with Eric Wynne and Steve Rodriguez on April 19th to review the many concerns and questions raised by residents. We hope that by maintaining a dialog with park ownership/management, communication will be improved and issues shared more readily. However, we realize that some issues can't be readily resolved.
- John said that because of time constraints the minutes and a follow-up letter to Eric and Steve would not be read, but they are posted on the HOA website and members who have yet to review them should do so. The minutes and letter were sent to Eric and Steve but thus far we have had no response. We will wait another week or so then follow-up with another request for response.
- John reported that we did get clarification that the Grille could reopen and we could have up to 25 in a group now. Eric was still reticent to open the pool to guests as it might put our residents at risk. It was noted that action has been taken to get water back to the golf course shed, culvert work done and tree trimming started. John observed that Eric did seem to understand that the way the notices were

put out was not ideal, and he was amenable to some changes in the process. Eric had stressed that his goal is for the park to be attractive and safe and never to evict people.

- A question was asked about the process for meeting with Wynne Corp. John explained that in the past there have been one or two meetings annually and they are held at the corporate office. However, due to Covid there were no meetings last season so it's been about 2 years since the HOA was last able to meet with park ownership.
- A question was asked regarding who is on the ACC (Architectural Committee). John noted that it depends on with whom you're speaking. In the past, John and other owners were told by then park manager Mark that he essentially was the ACC. However, Eric and Steve were adamant that the ACC is a corporate committee and the park manager is not even on it. However, they also said that not all decisions require ACC approval, and the park manager can make some decisions independently. This apparently falls to the park manager's discretion.
- It was asked if owners could see their files. John said the files are kept at the corporate office and it would be up to corporate to allow review.

Website Update

Susan reported:

- We are still working to refine and improve the website. The FAQ section is in process. Thanks expressed to John Meile for his suggestion to have a FAQ section and for the sample questions he provided.
- Everyone can now access the Park Newsletter from the HOA website thanks to Rich Zwack. The links are under the "Park Newsletter Connection" tab.
- We've also added a tab for Board Meeting minutes and one called "Other Meetings" (which is where the Wynne meeting minutes are posted).
- The website is updated whenever there is something new. Some areas change more frequently than others so it helps to check the site regularly. To make it easier, the date of the last update is at the top of most of the pages so you can see at a glance if a section has recently been updated.
- We still haven't gotten any park pictures for the gallery. If you have a picture to share, email it to us.
- It was asked if minutes could be retained on the website when new ones are posted. Susan said she would look into that, but in the meantime past minutes can be found in the HOA binder in the clubhouse.

Open Floor

- Bill Gray asked if the park manager could come to our meetings so we could ask questions. John explained that Neil has been invited to every meeting but hasn't chosen to come.
- Bill also said that mailboxes initially were provided for free, but then it changed to \$40 for a new box. Now he's been told that the park doesn't, "get involved" in providing mailboxes, yet replacements should "match." He's been unable to find a matching one and feels if the park wants mailboxes to be uniform they should provide them.
- Don Rodrigues stated he has been unable to get Neil to respond to his numerous calls. He shared that Steve Rodriguez had called Code Enforcement to look at his property, and the official said that if he cited Don's shed, it would be a citation to the park ownership. He later said that Don's shed is old enough that it would be "grandfathered" and not subject to current codes anyway. Don explained his situation, including actions he has taken in response to an eviction notice received. He said he has sent a certified letter to the Wynne Corp. lawyer detailing events and his position. In addition he has been in touch with City of PSL council members. He explained that there is an "open forum" at city council meetings for city residents to share concerns. He stated that there would be a meeting on Monday, May 10th at 6:30 that he planned to attend, and encouraged anyone with issues to share to attend the meeting. He also said comments can be submitted online but it has less impact than

speaking at the meeting. Don invited anyone who wanted to caravan to the meeting with him on Monday to see him to make arrangements.

- Duane Dinius asked if there were plans for another Food Bank distribution. John explained that he had contacted the Food Bank and had gotten the impression that they were going to focus on individual home disbursements rather than large groups. He added that Patti, the new recreation director, would be the one to follow-up with the Food Bank.
- Duane also asked if any Memorial Day event was planned. John explained that the HOA was not going to have a program this year but that Patti is apparently going to arrange something.
- Pat Englebrake asked if we could email members the minutes and updates about things of interest. Susan explained that sending emails all the time is very time consuming, and the purpose of the website is to more efficiently make information available to everyone. However, emails are sent if there is something major needing to be shared. Other than in those situations, it falls to residents to take the initiative and check the website for new information.
- Another resident asked if we could set up a process to make food donations at the clubhouse. It was explained that prior to Covid there was a food donation box at the clubhouse but it isn't currently permitted. Hopefully it will be reinstated in the future.

Adjournment

- A motion to adjourn at 7:10 was made by Sandi Pierce and seconded by Ernie George

Respectively submitted,

Susan George
HOA Secretary