

SPANISH LAKES GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
SEPTEMBER 10, 2021

Call to order

- The meeting was held in the clubhouse parking lot and called to order at 5:10 PM by Ernest George.
- The Executive Board was introduced: Susan George, Secretary; Doreen Van Buren, Treasurer; Sandi Pierce, Membership; Ernie George, Past President
- Attendees were advised that if they want to speak, Ernie will bring them the microphone so everyone can hear. It was requested that comments and questions be kept brief. Anyone with longer comments/questions could see the Board after the meeting or communicate through the HOA email.
- The Pledge of Allegiance was recited.
- A moment of silence was held in memory of 9/11.

Approval of Minutes

- Susan read the minutes from the last general membership meeting on May 7, 2021. A motion to accept the minutes as read was made by Pat Gately and seconded by Annemarie Huggins.

Treasurer's report

- Doreen read the Treasurer's report for the period of 4/1/21 through 9/10/21.
 - The starting balance on 4/1/21 was \$3261.06.
 - On 4/7/21 a check for \$500 was issued to Attorney Robert B. Burandt.
 - On 9/2/21 Sandi Pierce was paid \$27.17 for office supplies.
 - There was no income and petty cash balance is \$0.
 - The ending account balance is \$2733.89.
 - A motion was made by Suzann Dukes to accept the Treasurer's Report as read. Cissy Budnick seconded.

Membership Report

- Sandi Pierce reported that as of May 21st we had 143 members

Executive Board Report

HOA membership - Sandi reported:

- While we initially wanted to change the HOA season to September through August, our bylaws say we have to go from January through December.
- We waived the dues for 2021, but are collecting \$5 membership dues as usual for 2022.
- Due to recent financial outlays, we are starting sign up for the 2022 season now rather than waiting until January. Dues paid today will run through December 31st, 2022.
- Per the bylaws, only those entitled to badges (legal owners and recognized co-residents) are eligible to be HOA members.
- We've heard people questioning what the HOA does, or saying the HOA doesn't do anything. That's not true. The Board is working very hard to maintain the lifestyle we all want.

- Be aware that if you want to be heard in a meeting, to vote and to be part of decision making, you need to be a member.

Board of Directors openings - Susan reported:

- We still need a President and VP.
- We will appoint an interim President until 2/ 2022, and VP until 2/2023, at which time(s) an election will be held to fill the positions as usual.
- Anyone interested in one of the positions can speak with us today, call or email us.

Property Tax Dispute – Sandi reported: (Condensed – See full report in HOA binder in the clubhouse)

- This summer the HOA joined with Spanish Lakes One and Country Club HOAs to combat the excessive increase in rent rates due to Wynne Corp. “passing through” their property taxes.
- Because we have no CBS homes and are within city limits, our tax is twice that of the other parks.
- We have engaged Attorney Robert Burandt from the FMO to represent us. His fee is \$1000/park
- Board members Sandi, Doreen, Susan and Ernie are representatives for SLGV. Rich Zwack and Bill Neal are alternates.
- To represent SLGV in this effort, we need approval of a majority of Golf Village homeowners. We were given a “Statement of Dispute” form, on which we collected signatures of 51% of the 46 homeowners with lease renewal in November (the first experiencing the tax assessment). Four people declined, citing fear of retaliation. However, with 3000 homeowners involved, the Florida statutes against retaliation, and our legal representation, retaliation should not be a concern.
- There have been many meetings and communications between the parks and attorney. Sandi has gathered required information from public records in order to decrease billable hours.
- On 8/25 all 3 parks met with Atty. Burandt and shared concerns other than the tax issue.
- We then had a 26 minute Zoom meeting with Wynne counsel, Atty. Andres Velez. Unfortunately, Atty. Velez couldn’t provide requested information, and no corporate person authorized to change things was present, so nothing was resolved.
- Per regulation, only 2 meetings are allowed before the parties must go to arbitration with the state attorney’s office. The 2nd meeting will be held on 9/24. If nothing is resolved, we will go on to arbitration with a neutral party.
- Meanwhile, by Nov. 1st we need to collect Statement of Dispute signatures of 51% of all Golf Village homeowners. If we don’t get our 51% majority of homeowners to sign by then, per regulation we can’t move forward so the legal process will end for us.
- The Statement of Dispute form used for the November renewal signatures had 3 points of dispute, all related to the tax assessment. Two additional points addressing other areas have been added. Those who already signed the first version will need to sign again as the new one is different.
- Obtaining the signatures is a daunting task so to tackle it we have formed a volunteer committee led by Rich Zwack and Bill Neal. So far we have 17 volunteers but need more. Anyone who can help please sign up with Rich and Bill after the meeting.
- We plan to do a blitz to get the roughly 378 signatures needed. The problem of so many Snowbirds still being away will be dealt with as needed.

- **Question** – Millie Shamis asked if there will be training for the canvassers. Bill said yes, there will be a volunteers meeting to give you everything and go over exactly what to do.
- **Question** - Dave Poschich asked if in the meeting with the lawyers there was any discussion about the Lease Agreement vs Prospectus. He said he did not sign a Prospectus – he signed the Lease Agreement. Per our attorney, the Prospectus is the primary document because it tells us what we have to do and what they have to do for us. The Lease Agreement is also a main document, and with your lease renewal you and the Wynne’s are agreeing to what’s in the Prospectus. Our Prospectus hasn’t been updated in 10 years so it’s very out-of-date.
- There are lots of different lease situations here. Our lawyer is trying to get that all in order.
- On our website you can find a link to the site the Wynne Corp. has set up to provide information about the tax pass through. It’s under HOA Updates. There is a lot of information, including FAQs and a link to see our park Prospectus and Lease Agreement.
- **Comment** - Don Rodrigue expressed gratitude to the Board for all the hard work done on everyone’s behalf. Don said a resident who is a retired attorney told him he had once challenged the Wynne’s and won. His situation was about a water line that broke and they wanted him to pay to fix it. He challenged on the basis of the Prospectus being out-of-date and the Wynne’s did pay for the repair. This may be a documented precedent to share with Atty. Burandt.

Communication Update – Susan reported:

- The website is there for you. All information we can think to share with you is there. The FAQ section is suggested by John Miele is still being developed.
- In the future we won’t send email notices out unless it is urgent, and the emails will only go to current members.
- The HOA website is our primary way of communicating with you so please access it. The web address is www.spanishlakesgolfhoa.com. If you need to reach the Board, email us at hoaslgolf@gmail.com.

Announcements

- Susan again mentioned that volunteers can sign up now with Rich and Bill to help with the Statement of Dispute signature canvassing.
- At our next meeting we hope to start volunteer sign-up for other events, including a committee for fundraising to help offset all the costs we are incurring with this legal action, an election committee in preparation for the February election, and committees to get the Pool Party, Flea Market, and Memorial Day lunch and program going again. Between now and then, everyone please think about what to sign up for. We need manpower to accomplish things.
- 50/50 Raffle - Doug Warren took home \$17 from the total of \$34 collected.

Adjournment

- A motion to adjourn was made at 5:55 by Anna Parker and seconded by Sandi Pierce.

Respectively submitted,

Susan George, HOA Secretary