

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**DECEMBER 2, 2021**

**Call to order**

- The meeting was held in the clubhouse Auditorium and called to order at 7 PM by Bill Neal.
- The Pledge of Allegiance was recited.
- Board members in attendance were introduced – Bill Neal, President; Susan George, Secretary; Sandi Pierce, Membership Coordinator, Doreen Van Buren, Treasurer. Bill reminded everyone that we still need a VP

**Approval of Minutes**

- Susan read the minutes from the 11/5/21 meeting. Russ Hebert clarified comments he had made and requested amendment to the minutes (see attached). Pat Gately moved to accept the minutes as amended. Sherrie Anepete seconded.

**Treasurer's report**

- Doreen read the Treasurer's report for the period of 11/4/21 to 12/2/21. Starting checking account balance was \$3955.40 and ending balance was \$4326.44. Petty cash starting balance was \$100 and ending balance was \$91. See attached for details. Celia Warren moved to accept the report as written. Annemarie Huggins seconded.

**Membership Report**

- **Membership** - Sandi reported that we currently have 259 members, including 2021 and 2022 members. In January we will include only members who have paid 2022 dues. With only 34 members in attendance, Sandi noted we did not have a quorum, and she emphasized the importance of having a quorum at the annual meeting in February when we will be vote for officers.
- **Welcoming** - We received notifications of more than 34 new residents. Sandi has been sending out welcoming letters to them. She urged everyone to encourage new neighbours to come be a part of the HOA.
- **Sunshine** – Sandi has been sending out cards whenever she's been advised of someone being ill, passing away, losing a loved one etc. A card was sent to the family of Fred Frazier who passed away on 11/27.
- **Committee Volunteers** – We still need volunteers for upcoming events. We need help for the annual club sign-up on January 8<sup>th</sup> and someone to provide refreshments for the January 6<sup>th</sup> HOA meeting. Every month we have something planned, but we can't do all the fun things we want to do without members helping out, so please pick an event and volunteer to help.

**Old Business/ Board if Directors Report**

- **Dispute** - Bill shared that while we reported last meeting that the Wynne Building Corp. had rescinded the tax pass-on plan, which was good news and was "a win" for us all, residents due for an annual lease renewal in March received notices that their C.P.I. based increase would be 6.2% rather than the 3.5% stated in the November letter from the Wynne's. While we know they have the right to increase lot rents based on the C.P.I., we and the other 2 parks question the process of changing the amount at this time. We've been in touch with Atty. Burandt regarding possibly going on to mediation after all. We feel it's important not to back down, and we still plan to address all the issues.
- **Committee Reports**
  - **Fundraising** – Bill noted that last month it was suggested that we establish a legal fund. The Board recommends that we increase annual dues with the 2023 season. The dues will be \$10 rather than \$5, with the additional \$5 designated for a legal fund.
  - **Nominating** – Bill said that we could use additional volunteers for the committee. We need to fill the VP position and vote on President, Secretary and Treasurer in 2022. All members were encouraged to consider a Board position.

- Holiday Decorating – The decorating is done. There will be a “Thank You” get-together in the Lounge at 4PM on 12/7 for all those who helped decorate.
- Holiday Mixer – Sandi reported that we have sold around 75 tickets. The menu includes hors d’oeuvres, desserts, punch, spiked and not, and coffee. Doors will open at 7PM and you can BYOB. Tickets are \$5 and tonight is the last opportunity to buy a ticket.
- **General membership presentations**
  - Bill reported that we will have a guest speaker at the January meeting. Tom Andrews from the St. Lucie Police Dept. will speak to us about the citizen volunteer program.
  - Please let the Board know if you have someone in mind to speak at a future meeting.
- **Grille operation**
  - Bill shared that the Board is still considering the HOA running the Grille on Mondays and Tuesdays. We’ll look into this further before the January meeting.
- **Wood Shop**
  - Bill said that we still plan to pursue getting the Wood Shop back to resident use as stated in the prospectus. We’ll report on progress next month.
- **Limited access/egress concern**
  - Sandi reported that as Ms. Carabello is now Vice Mayor, Sadi has been in touch with Joseph DeFronzo from the Traffic operations/Traffic Study department. He said that a traffic study at our entrance is scheduled for January, and he is checking into a 2<sup>nd</sup> access/egress from our park. He promised to get back to Sandi before the end of the year.
- **Reminders**
  - Golf Cart Parade will be on 12/18 (rain date 12/19)
  - COPS program is open for new volunteers
  - It’s important to use the designated complaint procedure with park ownership. Rich Zwack suggested that members cc the Board when sending a complaint/concern email to park management. Bill said that was a good idea so we know the various issues residents are facing.
  - The annual club sign-up session will be on 1/8 at 10 AM.
- **Website**
  - Susan reported that we now have a “Reference Documents” page. It has links to the Prospectus, HOA Articles of Incorporation and HOA By-Laws. Let us know if want other documents posted.
  - Archived minutes will now be linked on the website.
  - The Calendar has been expanded and reorganized to include club as well as HOA events

#### **New Business**

- **FMO** – Bill reported that the Board thinks it would be beneficial to join the FMO (Federation of Manufactured Home Owners of Florida, Inc.) The FMO provides information and support, as well as training about the FL statutes, so we can be better informed and competent in dealing with park issues.
- **New Residents** – We are trying to get our Welcoming process fully up and running again. Bill invited any new residents to stand and be welcomed.
- **Meeting restriction** – Beginning in January, we will require anyone attending a membership meeting to be a member. People can sign-up at any meeting

#### **Good of the Order (Open floor)**

- Dwain Dinius reminded everyone that Tues Dec. 7<sup>th</sup> there will be a Special Election with an important referendum and voting for a new City Commissioner

- Russ Hebert noted that there apparently are only 6 maintenance workers on staff, 2 of whom share their time between Golf Village and Riverfront. Agreement voiced that this is insufficient for our community and probably one of the reasons things aren't adequately maintained.
- Anne Dutkiewicz expressed concern about renters and other non-owners not being regulated. She asked if they have background checks done. Discussion ensued, with Louise Muskas saying that her sister lives with her and had to have a background check done. She noted that as her sister isn't on the lease, she isn't entitled to use amenities without Louise present. Rich Zwack pointed out that Louise could add her sister to the lease without putting her name on the title, but changing the lease could result in a lot rent increase. It was question if park management can enforce rules about renters when they might not know someone has taken in a renter/boarder. Bill said we will look into the issue.

#### **Announcements**

- 50/50 Raffle – Sherrie Anepete won \$23
- Bill thanked everyone for coming and noted that the next General Membership Meeting will be on Thursday, January 6th at 7 PM.

#### **Adjournment**

- A motion to adjourn at 7:45 PM was made by John Russo and seconded by Pat Gately.

Respectively submitted,

Susan George, HOA Secretary