

SPANISH LAKES GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD of DIRECTORS/DISPUTE COMMITTEE MEETING
December 31, 2021

Call to order and Attendance

The meeting was called to order at 9:10 A.M. in the Clubhouse Pool area. Present: Bill Neal, Susan George, Doreen Van Buren, Sandi Pierce, Fran Neal.

1. Upcoming Events

- a. Speaker at next meeting – We have a speaker lined up for the January meeting but need to find someone for the February meeting. Sandi said she has 2 possibilities in mind. One is a group from the City of PSL that does outreach and the other is an insurance specialist. She will follow-up with them. We can also ask members at the 1/6 meeting to suggest speakers for upcoming meetings.

2. Committees

- a. Fundraising – We don't have a committee at present but really need to get one set up as there are more costs coming with our continued legal efforts. A strong appeal needs to be made for member participation.

3. Nominating – We have 2 people on this committee but haven't heard anything from them as yet. If no one wants to run, all current directors agree to stay on but we still need a VP.

4. Old Business

- a. Bank account access – Bill and Doreen still need to get this handled.
- b. 2nd park egress – Sandi reviewed the letter she received from the City of PSL contact. The traffic study apparently was done. Sandi feels this is a very important issue in terms of safety and the study may support this. It would help to involve members who consider this is an important issue.
- c. Grille – Monday and Tuesday? – Manning the Grille on Monday and Tuesday would be a good potential fundraiser. We need to clear it with park management, get volunteers to assist and start planning. Bill will discuss it with Patti.
- d. On-site file storage – Susan noted that other clubs have more than one cubby in the B-room. In the past the HOA had a closet in the gym so there was space for our things and we didn't need more than one cubby. Since we no longer have that space we need to request an additional cubby or other space for things including file storage. Bill will discuss it with Patti.
- e. FMO – All agreed we should pursue membership for Board members. Bill will follow-up.

5. New Business

a. Items for Wynne meeting

1. Trees – Bill and Fran took photos around the clubhouse and common areas. As of 12/20, of approx. 170 trees counted, 104 (61%) need attention. Discussed responsibility for trees in front yards. Susan read minutes from meeting with Wynne's on April 19th, 2021 stating that, "the only trees on home lots that the park maintains are those planted by the park, usually they are Queen Palms in the front yards." The park has not been maintaining these trees. Still need to survey the yard trees and the golf course trees. Susan will ask Ernie to do the golf course.
2. Lighting – Survey of lights done by Bill and Fran on 12/17. A total of 102 street lights were counted. 83 were on and 19 (19%) were out. Of the 11 lights at the clubhouse, 5 were on and 6 (55%) were out.

3. Entrance signage – Photos were taken of signs saying “we love” living here (which are inappropriate as they were put up by park management, not residents). Agreed that the entrance signs create a poor impression and are embarrassing. They are likely to be a turn-off for prospective buyers rather than a good marketing tool.
 4. Park owned properties – Photos were taken showing that Wynne properties are not maintained. This is in violation of prospectus rules for homeowners.
 5. Pool issues – The pool was emptied and the inside was cleaned but the appearance is still poor. The surrounding edge has cracks and discoloration.
 6. Bocce court trip hazard – Photo was taken of area where pavement was not properly fixed and remains a tripping hazard.
 7. Wood Shop- On 12/3 Bill spoke with Neil about resident access to the shop and Neil said he would see to it. No further communication from Neil. Bill will follow-up with Neal.
 8. Kiln – The prospectus says there is a kiln but where is it? Bill will follow-up with Neal.
 9. Whirlpool – Sandi agreed to check the condition of it and take photos.
 10. Assumption of lease by a buyer – Per the prospectus, a buyer can assume the remaining term of the seller’s lease. Potential buyers are not told this by park management and lose the option once they sign a new lease with Wynne Corp. Prospectus is available for review online before buying but potential buyers don’t know this. We’ll remind members of the lease assumption provision and make the buyers aware of this option.
 11. Waste removal – Wynne Corp is still not in compliance with the prospectus which says service will be twice weekly (even if recycling is one time and trash is another). We need to document specifics.
 12. Sports equipment and storage rooms – Still need to check to see if there are issues.
 13. New approval for owner moving within park – Per Atty. Burandt, another approval is not necessary or fair. This could be addressed individually in small claims court by those affected.
 14. Security deposit for club use – Per Atty. Burandt this is petty but not illegal. While it has been a policy for private group use, requiring it for club events is a change. Is it being uniformly enforced with all groups? Decided that if leaving a security deposit check insist that it be voided/destroyed after the event.
 15. Rent amounts – Are the rents we pay reasonable? What is the average of rents now? What portion of the rent goes to maintenance of the park and is it reasonable in light of all the maintenance failures? Comparison of costs with other communities discussed. Rents do not seem reasonable. Susan will determine average of rents.
- b. Dispute items for discussion
1. New statement of dispute – There are still typos. Bill will fix them before we start getting signatures.
 2. Lack of 90-day notice – November and December renewals received a retroactive notice dated 12/21 and 12/22. January and February renewals received a notice dated 12/23 which is less than 90 days. The increase rate was 5/4% for Nov, Dec and Feb but 5.3% for January. (This apparently is based upon June, July, Aug and Sept CPI rates).
 3. Withdrawal of funds without notice – Amounts withdrawn from automatic payment accounts were different than stated in 90 day notices and were adjusted in some cases 6 weeks retroactively. Per attorney this is illegal due to lack of notice, and constitutes theft. Victims of this practice could notify their bank and the police. Atty. Burandt suggested we give him a list of those affected. Bill noted this would require their permission. We’ll

bring this up at 1/6 meeting and provide a sign-up sheet for anyone who was affected and wishes to pursue action.

4. Monthly vs annual rent changes – Atty. Burandt has indicated that while park owners can charge different rents for different types of lots, they can't do it based on month of renewal. However, Atty. Velez told Mr. Burandt that another FMO attorney (Bobo) said it was OK. Mr. Burandt has contacted Mr. Bobo about this but has not yet heard back from him.
- c. Other New Business
1. Treasury – Doreen reported that we have \$794 in donations. We've received an invoice from Burandt's office for \$1,287.31. There is no mention of the \$500 retainer which is all we've paid thus far. We need to clarify status of the \$500 retainer and pay the invoice.
 2. Holiday Mixer accounting – Accounting hasn't yet been completed as Susan hasn't yet submitted invoice for food costs. Hopefully it will be a break-even.
 3. New SOD canvassing plan – We need volunteers and to include members who haven't helped out, not just all the same people, all the time. Need to move quickly. Agreed that we will establish a firm "must be done and submitted" date. We can start to sign up volunteers at the 1/6 meeting and use same process as last time.
 4. Communicating about what's going on – We need to get people to the 1/6 meeting. Susan will send an email and put blips online regarding the importance of attending this extremely important meeting as things are happening once again that will impact us all adversely if not addressed.
 5. Meeting length – Concern noted about having a speaker waiting through what will probably be a lengthy meeting. Will have the speaker at the beginning, and the presentation will be brief.
 6. Members only – We will implement members only at meetings this year. All those who have paid 2022 dues will just sign in. Any not yet paid will go to a separate table where they can pay dues and check their info if renewing or complete a form if new to HOA.

Adjournment - Meeting adjourned at 10:45 A.M. The next BOD meeting will be on 1/28/22 @ 9 AM.

Respectfully Submitted,

Susan George, HOA Secretary