

SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
ANNUAL GENERAL MEMBERSHIP MEETING
FEBRUARY 3, 2022

Call to order - Bill

- The meeting was held in the clubhouse Auditorium and called to order at 7:00 PM by Bill Neal.
- The Pledge of Allegiance was recited.
- Board members in attendance were introduced.

Guest Speaker – Tom Andrews, St. Lucie Police Dept., Volunteer Coordinator

Tom shared that he is retiring and Donna Hentz will be our new coordinator as of 2/25. Tom spoke about the COPS program and invited anyone interested to apply. Completion of a 24 hour training course is required. The next course is in April.

Minutes – Susan

The minutes from the 1/6/22 meeting were read. Linda DiPietro moved to accept the minutes as read. Vanessa Murtaugh seconded.

Treasurer's report - Doreen

- For the period of 1/3/22 to 2/3/22, the starting checking account balance was \$3062.42 and ending balance was \$2751.73. Petty cash starting balance was \$81.00 and ending balance was \$63.00. Al Jacomini moved to accept the report as written. Maryanne Kierych seconded.

Membership Report - Sandi

- **Membership** - With 19 new members added tonight, we now have 251 members. We have a quorum with 73 members in attendance.
- **Sunshine** – Our Pool Party, Flea Market, and Spring Fling Dinner Dance are coming up and we still need volunteers to help out. Sandi asked everyone to sign up for an event committee.
- **New Resident Welcoming** – Since our last meeting, 14 new residents have been welcomed. Sandi thanked those in attendance for coming and joining the HOA.

Old Business/ Board of Directors Report

- **Fundraising - Susan**
 - Holiday Mixer – Expenses for the mixer were \$453.44 and income was \$476, giving us a profit of \$22.56. The cost p/p was \$6.66. Had we charged more than \$5, it would have been a good fundraiser
 - The Grille – The HOA is now running the Grille on Mondays and Tuesdays. With start-up costs we're still in the red but should soon be in the black. We ask everyone to support this important fundraiser by frequenting the Grille and by volunteering to help out
 - Pool Party – Will be held 2/13 from 12N to 4pm. See details on the flyer posted in the clubhouse and website. We need help with set-up, serving and clean-up. There will be a volunteers meeting on 2/4 at 1:30 in the Library
- **Wood Shop – Bill**

Neil has asked us to "be patient" and it will be done ASAP. Bill noted that we've been patient for 17 years. This issue will be on our list for mediation if not resolved.
- **FMO – Bill**

HOA Board members have joined the FMO (Federation of Manufactured Home Owners of Florida). This will give us resources and education to better represent the residents of Golf Village.
- **Second egress issue – Sandi**

Per the city engineer, 2 recent traffic studies support the need for a traffic solution at our entrance. A roundabout is recommended, however the Village Green Corridor Revitalization program is currently

unfunded. The city is trying to get a grant. The need for a second egress continues to be an important safety issue and will be pursued with Wynne Corp.

- **Website report – Susan**

The website is the primary means of communicating HOA information. Everyone is encouraged to use it regularly to stay informed. The web address is spanishlakesgolfhoa.com.

New Business/President's Report - Bill

Dispute Status

- **Amended Statement of Dispute**

- The prior dispute dealt with the tax pass-through. The new version concerns the way rent increases are being done. As before, we need at least 51% of park homeowners to sign the petition.
- Of 41 areas or "streets" to be canvassed, 6 are still unassigned. It takes about an hour to canvass a "street." We need volunteers to take these last assignments.
- With only 11 "streets" so far reported on, 48 ½% of the park has been canvassed and we have 175 signatures. Of those canvassed, our signing rate is about 61%. Some people have refused due to fear of retaliation, which is illegal.
- All signature sheets should be turned in by 2/10 when we'll have a meeting with the attorney.

- **Mediation** - We've been assigned a mediator, which means we'll go to mediation within 60 days.

- **Dispute items**

- Rent increase not being the 3.5% we were told it would be
- Failure to give a 90 day notice of new rent amount
- Additional rent funds taken from accounts without required notice
- Variable rates by month of lease renewal rather than the usual one annual rate for everyone
- Approval delays which are a barrier to house sales
- Requiring re-approval for moving to a new house
- Delays in issuing badges
- Multiple maintenance issues, some of which are safety concerns such as poor lighting, broken sidewalk at Bocce court, decaying handrails on golf course bridges etc; park appearance issues like tree trimming, maintenance of Wynne owned homes, signage, and pool maintenance etc.; and continued waste management issues

Good of the Order/Open floor

Q – *What would happen if we decided to "strike" on our rent payment?* Bill said it would only work if everyone did it and that isn't likely

Q – *Whm do we talk to about a neighbour who has their shutters down and leaves garbage all over?* Fill out a complaint form via email or at the clubhouse front desk. Copy the HOA in on complaints

Q – *Can we send a letter to the Wynne's regarding inadequate staff to get things done?* That is on our list of things to be addressed

Q – *What time do they collect rent from the box at the clubhouse? Someone put their check in on the 15th but got a late notice?* That's unknown. The front desk may have the answer

Q – *Are the rent increases we're getting illegal?* We believe they are and that's why we are taking legal action

Q – *Is there an accounting of what we've paid the lawyer?* Yes. That information is in the Treasurer's reports. For the first dispute action, which we won, we paid \$1798.56 in total. We anticipate this second action will cost \$2000 to \$3000. That's why we are working hard on fundraisers and asking for donations.

Election of Officers

- **Nominating Committee Report – Rich Zwack and Annemarie Huggins**

For 2022 – 2023, President, Secretary and Treasurer are up for election. The current officers have agreed to continue for the next 2 year terms. We still need someone to complete the Vice President term. This constitutes just a 1 year appointment as the VP and Membership Coordinator positions expire in February 2023. A Snowbird can serve as VP.

- **Nominations & Voting - Candidates running:**

- For President: Bill Neal
- For Secretary: Susan George
- For Treasurer: Doreen Van Buren

Bill asked for other nominations from the floor. No additional names were brought forth. Bill closed the nominations and directed the Secretary to cast one ballot for the entire assembly.

Ballot cast by Susan George to elect the nominated individuals to the new terms of their offices.

Announcements

- 50/50 Raffle – Gene Brown won \$50 and graciously donated \$40 to the HOA
- Bill thanked everyone for coming and noted that the next General Membership Meeting will be on Thursday, March 3rd at 7 PM.

Adjournment

- A motion to adjourn at 8:30 PM was made by John Pierce and seconded by Al Jacomini George.

Respectively submitted,
Susan George, HOA Secretary

SPANISH LAKES GOLF VILLAGE
HOME OWNERS ASSOC., INC
TREASURERS REPORT
FEBRUARY 3, 2022

| BANK FUNDS: | | BALANCE |
|--------------------------------|--|-----------|
| 1/3/21 | BEGINNING BALANCE IN CHECKBOOK | \$3062.42 |
| | | |
| EXPENSES | 2/1/22 Membership Fee to FMO | |
| | (FL.Mfg.Homeowner) 5 Board Members | \$125.00 |
| | Party Supples to Sandi Pierce <i>(Holiday Mixer)</i> | \$ 11.25 |
| | Holiday Mixer & Supplies to Susan George | \$403.44 |
| | 1/11/22 DJ for Pool Party | \$189.00 |
| TOTAL EXPENSES | | \$728.69 |
| | | |
| INCOME: | Membership | \$210.00 |
| | Donation | \$162.00 |
| | 50/50 Raffle 1/3/22 meeting | \$46.00 |
| TOTAL INCOME | | \$418.00 |
| | | |
| 2/2/2022 | ENDING BALANCE IN CHECKBOOK | \$2751.73 |
| | | |
| PETTY CASH: BEGINNING BALANCE: | | \$81.00 |
| EXPENSES: | 1/6/22 Coffee for 1/6/22 Meeting | \$9.00 |
| | 1/31/22 Coffee for 2/3/22 Meeting | \$9.00 |
| ENDING BALANCE IN PETTY CASH | | \$63.00 |