

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

**Call to order**

- The meeting was held in the clubhouse Auditorium and called to order at 7:03 PM
- The Pledge of Allegiance was recited.
- Board members in attendance were introduced.

**Minutes of the Feb. 3<sup>rd</sup> meeting**

The membership was asked if they would like to dispense with the reading of the minutes of the last meeting as they are available for members to review on the HOA website and in the HOA binder in the clubhouse. No objections voiced. Linda DiPietro moved to accept the February minutes as posted, subject to amendment. Debbie Cymbal seconded.

**Treasurer's report for the period of 2/3/22 to 3/3/22**

- The starting checking account balance was \$2751.53 and ending balance was \$3738.64. Petty cash starting balance was \$63.00 and ending balance was \$54.00. (See attached detailed report). Al Jacomini moved to accept the report as written. Maureen Souma seconded.

**Membership Report**

- **Membership** – Prior to the meeting we had 259 members. With 8 new members added tonight, we now have 267 members. The 67 member quorum was met with 69 members in attendance.
- **Sunshine** – Since the last meeting, Sandi sent a sympathy card to the family of Jose Prada, and get well cards to Siri Dundon and Chris Costas. Sandi asks everyone to contact her or leave a message at the front desk regarding neighbours who are ill or have passed away so she can send cards.
- **New Resident Welcoming** – In the past month 13 new park residents have been welcomed

**Old Business/ Board of Directors Report**

- **Vice President** – The Board has appointed Chuck Koons to the position of Vice President for the remainder of the open term
- **Fundraising**
  - **The Grille** – The HOA is now in the black. We will be offering a variety of non-meat items during Lent. Thanks given to Mary Stinsmon, Patti Mecoli and Donna Poscich for helping out, and to Jeanne Hebert for donating a delicious dessert. We need more volunteers. See Susan to signup
  - **Flea Market** – It will only be on Saturday 3/12, 9AM to 2PM. Tables are \$10 each. Donations of baked goods are needed, and if you aren't reserving a table you can donate things for the HOA table. Contact Fran Neal @ 860-982-1523 to reserve a table or if you have questions. The Grille will be open that day for breakfast and lunch.
  - **Spring Fling Dinner Dance** – It will be on April 30<sup>th</sup>. There will be a DJ. We need volunteers to help so please signup as it isn't fair for the same few people to always help out.
- **Pool Party** – We would still like to have a Pool Party and have set a tentative date of May 15<sup>th</sup>. More information to follow.
- **Wood Shop** – This still has not been addressed by Neil despite it being brought up on 12/3/21. It is on our list for mediation.
- **FMO** – Applications for HOA Board members have been submitted to the FMO
- **Second egress issue** – There is no new information on this issue. It is on our list for mediation.
- **Website report** – Everyone is encouraged to use the website regularly to stay informed.

**New Business/President's Report**

## **Dispute Statement Status**

Thanks to all who helped canvass the park and all those who signed the statement. All homes have now been canvassed. We have 472 signatures to give us 65%, which is 109 more than the minimum. There were few refusals. Some folks were not around. John Pierce was recognized for canvassing 153 homes.

## **Mediation**

We've been assigned a date of March 21<sup>st</sup> for mediation. Country Club is scheduled for March 28<sup>th</sup>, and Spanish One for April 4<sup>th</sup>. The meeting will be done via Zoom and only our attorney and Board/Dispute Committee members may participate. We'll give a report at our April 7<sup>th</sup> General Membership meeting. We've submitted 34 pages of documentation regarding our issues to our attorney.

## **Good of the Order/Open floor**

- As it is in our By Laws, we will be limiting speakers to 2 minutes.
- Debbie Cymbal asked about tree trimming. This is a mediation item. She also asked about keeping the pool open later. Maryanne Kierych noted that the 35 year old limit at the pool doesn't make sense. Marie Snyder explained that in the past, changes to pool rules were attempted via petition, but due to not enough signatures, no changes were made by park management. Tabled for later review and discussion.
- Peg Gorniak shared that after a death occurred at the pool, a request was made to have an AED at the clubhouse. The Wynne's refused, stating they "didn't want to be responsible." This will be added to our list for mediation.
- Marie Snyder noted that there are teens coming into the park to fish. She was told to call the police and has done that but the problem continues. She would like to see "private property" and "no fishing" signs posted. Tabled for further review and discussion.
- Don Rodrigue noted that there are an increasing number of children residing at the park on a long-term basis. That's against the rules. Tabled for further review and discussion.
- Regina Conrad asked if she has to be with any guest using facilities. That is the rule.
- Lynn Rochon asked about park security. Bill explained the COPS program and the need for more volunteers to expand the program and improve security. Russ Hebert said PSL police do come through our park frequently. Rich Zwack said that a COPS volunteer class will be starting shortly. See Rich for an application. Rich also explained the "closed house program." Forms are in the clubhouse binder.
- Bob Silcott noted that recycling problems continue. Bill said that Waste-Pro is now doing trash and recycling and a PSL crew are doing yard waste. This is on our mediation list. Bob also stated that removal of the acoustic panels on the back wall during auditorium renovation has resulted in poor acoustics. Tabled for further review and discussion.
- Questions were asked about the high rent increase and the variable % from one house to the next. Bill explained that is what we are disputing.

**50/50** - Celia Warren won \$28

## **Announcements**

The next General Membership Meeting will be on Thursday, April 7th at 7 PM.

## **Adjournment**

A motion to adjourn was made at 7:45PM by Al Jacomini and seconded by Debbie Cymbal.

Respectively submitted,  
Susan George, HOA Secretary