

SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
MAY 5, 2022

Call to order

- The meeting was held in the clubhouse Auditorium and called to order at 7:02 PM
- Members were welcomed by HOA president, Bill Neal
- The Pledge of Allegiance was recited.

Speaker of the Month

- Port St. Lucie Police Department Assistant Chief Del Toro, accompanied by Sgt. Dellacroce, spoke about the police department and its role in our community. Chief Del Toro shared many interesting facts, including the PSL Police Department's 30 year history of excellence and accreditations. He said that their commitment to "Best Practices" and training are keys to success. He emphasized that citizens are viewed as "customers" and the police are committed to excellent customer service. He answered questions from members and promised that he or Sgt. Dellacroce would get back to us on questions they couldn't answer at the time. He cautioned us to beware of phone scams and if in doubt, call the police.

Minutes of the April 7th meeting

As previously established, the minutes of the last meeting were not read as they have been available on the HOA website and in the HOA binder in the clubhouse for members to review. John Van Buren moved to accept the April minutes as posted, subject to amendment. Bobby Clancy seconded.

Treasurer's report for the period of 4/7/22 through 5/5/22

- Doreen reported that the starting checking account balance was \$5404.73 and ending balance was \$6927.43. Petty cash starting balance was \$45.00 and ending balance was \$36.00. (See detailed report). John Pierce moved to accept the report as written. Linda DiPietro seconded.

Membership Report

- **Membership** – Sandi reported that prior to the meeting we had 276 members. With 1 new member added tonight, we now have 277 members. There were 54 members in attendance.
- **Sunshine** – Sandi shared her concern that in these times of economic and social challenges, some of our neighbors may be struggling to meet their basic needs. She urged everyone to become more aware of neighbors who may need assistance, and to reach out to them. Contact Neighbors-Helping-Neighbors or the HOA Board if you find someone who needs help.
- **New Resident Welcoming** – In the past month, 7 new park homeowners were welcomed

Old Business/ Board of Directors Report

- **Fundraising/Events**
 - **Spring Fling Dinner Dance** – The event was held on April 30th and by all accounts was a success. Specifics regarding funds raised will be shared next month
 - **Pool Party** – We will not be having a pool party on May 15th. While a number of people did indicate interest, there still were not enough to cover both food and a band. We will be planning to have our usual pool party with steel drum band next February
 - **Memorial Day** – Details will be forthcoming

New Business

- **Community Patrol** – Rich Zwack introduced our 4 new patrol members: Russ Hebert, Linda Corrigan, Kurt Booth and Gail Spinda
- **Neighbors-Helping-Neighbors** – Rich Zwack said we need more volunteers to help transport residents to appointments, deliver food bank boxes and other helpful tasks. Doug Warren thanked Neighbors-Helping-Neighbors for recently lending Doug and Celia a much needed helping hand with a house project.

- **Mediation** - Bill shared that we had our mediation session on Wednesday, 4/4. He explained that only 5 members of the Dispute Committee were allowed to attend, and that the process details must remain confidential at this time as we did not reach an agreement. However, Bill was able to share that:
 - Four of us, Bill and Fran Neal and Ernie and Susan George, attended in person at Atty. Burandt’s office in Cape Coral (a 3+ hour drive each way), while Sandi Pierce attended via Zoom
 - The meeting in total took 9 hours
 - We met with Atty. Burandt at 9 AM and the mediation started at 10 AM
 - Around noon it seemed we had reached an impasse so we prepared to leave. However, as we were heading for the door we were called back in for further negotiation
 - Despite significant progress, we were unable to reach agreement on one last sticking point as we could not agree to something that would benefit some but not all park residents
 - The mediation ended at an impasse at around 5:55 PM
 - Atty. Burandt was impressive and represented us very well; the mediator did a good job
 - Had we been able to reach and sign an agreement, we would be able to discuss specifics
 - At this point, our attorney is still working to resolve the final sticking point
 - As advised by our attorney, we are requesting a meeting with Wynne Building Corp. to try to iron out the other issues
 - If no agreement is reached, we will litigate to resolve the rent, maintenance and bullying issues outlined on the Statement of Dispute
 - Atty. Burandt does not believe the Wynne’s will want to go to court, but if they do he feels we have an excellent chance of winning on all points. If we win even one point, the Wynne’s will have to pay our attorney’s fees.
 - Atty. Burandt also said we can take actions outside of the legal process, such as filing complaints with city, state and federal agencies, contacting media etc.

Good of the Order/Open floor

- No discussion

Announcements

- In the past, the HOA “season” ended with the May meeting and resumed in September or October. Due to the current legal actions and the need to keep members advised of what’s happening, we will hold monthly general membership meetings throughout the summer. The next general membership meeting will be on June 2nd

50/50 – Lynne O’Brophy won \$43.50 and graciously donated it back to the HOA

Adjournment - A motion to adjourn was made at 8:05 PM by Bobby Clancy and seconded by Theresa Shamroth.

Respectively submitted,
Susan George, HOA Secretary