

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**JULY 7, 2022**

**Call to order**

- The meeting was held in the clubhouse Auditorium and called to order at 7:05 PM
- Members were welcomed by HOA president, Bill Neal, and thanked for attending
- The Board of Directors was introduced
- The Pledge of Allegiance was recited

**Minutes of the June 2nd 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. Debbie Cymbal moved to accept the June minutes as posted, subject to amendment. Vanessa Murtaugh seconded.

**Treasurer's report for the period of 6/1/22 through 7/7/22**

- Doreen reported that the starting checking account balance was \$1349.82 and ending balance was \$1650.67. Petty cash starting balance was \$27.00 and ending balance was \$9.00. (*See detailed report*).

**Membership Report**

- **Membership** – Sandi reported we now have 299 members
- **Sunshine** – In the past month, Sandi sent Get Well cards to 4 residents, and one sympathy card to the family of Terilynn Quinn
- **New Resident Welcoming** – Seven new park homeowners were welcomed in the last month

**Old Business/ Board of Directors Report**

- **Fundraising/Events**
  - **Social Supper at the Grille** – The Social Supper at the Grille on Saturday, June 18<sup>th</sup> was attended by approximately 45 residents. It was a successful fundraiser, garnering \$336 in orders and \$47.50 in tips. Gift certificates were used in the amount of \$27.00 leaving a total of \$356 to be banked. Jeanne and Russ Hebert were thanked for donating 2 huge pans of Jeanne's delicious homemade lasagne, which brought in \$176 free and clear, and left some to freeze for future sales. Thanks were also given to those who helped with the event.
  - **Grille report** – As expected, attendance has been down, averaging 22 orders/week and approximately 32 guests/week. The average weekly intake for the quarter was \$184, but in the last 4 weeks the average dropped to \$109. Due to Ernie, Susan, Sandi and John planning to be out of town in August, the Grille will be closed on Mondays and Tuesdays after July 26<sup>th</sup>, until September 12<sup>th</sup>. We hope to expand the number of regular Grille helpers in the Fall to make 3 or 4 "teams" of 4, each team working one week monthly. We also need occasional helpers. Anyone who can spare an hour or so on either a regular or occasional basis, please add your name to the Grille Help signup sheet.
  - **Movie Night** – We are trying out a Friday Night at the Movies, beginning 7/8. The movie will be "True Lies" with Arnold Schwarzenegger and Jaime Lee Curtis. The Grille be open

for supper before the movie with Grilled Chicken Breast served on a bun, and Mac & Cheese as specials. We will also have popcorn and candy for purchase. For comfortable seating, bring a cushion or your lawn chair.

## **New Business**

- **Dispute** –
  - The three parks have signed the contract authorizing attorney Robert Burandt to proceed with litigation against the Wynne Building Corp. Each park has paid \$4,000 for their share of the \$12,000 retainer.
  - Atty. Burandt has been working on the “complaint” and should have the final document ready for review on Monday, July 11. It will be filed with the court and we’ll make it available for review on our website and FaceBook page.
  - Since our meeting with the Wynne’s, some things are being done but others not. We believe the reason things are finally being done is because of our lawsuit which. It’s important keep documenting what needs to be done and we can update the list monthly.
- **Donations** – Bill thanked everyone for all the generous donations and for helping out with signature collection, attending meetings, working at and supporting fundraising events and programs like the Grille.
- **Social Media, website** – Bill reported that
  - We have increasing activity on our FaceBook page and now have 93 members on our page. Everyone is encouraged to join as it is a good forum for sharing information with neighbours.
  - We also have 2 films on our YouTube channel. Both sites can be accessed via the Reference Documents page on our website.
- **Press coverage** – Bill shared that we’ve prepared a press release to send out to media services. The other 2 parks have registered some concerns about taking our fight to the press. Bill asked for a show of hands for those who felt we should go forward with the press release, and those opposed. Three members indicated opposition and the rest indicated support. Members were asked what concerns they had about getting press coverage. One member said she thinks the media will be biased in favour of the Wynne’s and we might be painted as “the bad guys.” Another is concerned about retaliation by the Wynne’s.

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

- J. shared that two homeowners have received eviction notices regarding paving stones along their driveways. They were given 7 days to remove the pavers and resod. One homeowner has signed documentation of prior approval to put in the pavers, and the other received prior verbal approval from Mark C. Both were told “that doesn’t matter.” One of the homeowners removed the pavers but can’t afford to sod the area, and has observed over 30 other homes with pavers in place, so is questioning if this is harassment directed at these 2 specific homeowners. Bill noted that we can’t advise how to handle things but noted that no one can be evicted without a hearing. He suggested the homeowner could call our attorney for guidance. Bill reminded everyone to let us know about any unjustified home maintenance demands by park management and

eviction threats. Suggestion made that if you feel a request is not justified, before complying take pictures of your property to support your position.

- G. noted that many things are still not being done. The lawns and landscaping is atrocious. Spanish Lakes One looks much, much nicer. Also, there are lots of homes there with pavers, and even one home with stones used to widen the driveway.
- L. complained that the lake she lives on is “a swamp” with algae which is unsightly, stinky and a health concern. She noted that the mowers shoot grass into the pond. She feels some ponds are cleaned and others aren’t. Bill will be sure this is on our list of maintenance issues.
- C. has experience working with eviction hearings and suggested to be prepared with 3 copies of all documentation presented – One for the judge, one for the Wynne’s and one for self.
- Members were asked what concerns they had about getting press coverage. One member said she thinks the media will be biased in favour of the Wynne’s and we might be painted as “the bad guys.”
- D. suggested that we run the press release by our lawyer before releasing it. Bill explained that we plan to do that. In the past, our attorney encouraged us to go to the press with our concerns.
- G. noted that negative press might bring pressure by affecting Wynne sales.
- J. said that folks are petrified of retaliation
- D. asked if the other parks support going to the press, and feels press coverage should include all 3 parks
- C. advised that everyone should go ahead and pay their lot rent increase. If we win, they will be reimbursed by order court order. Bill noted that that’s what we also have advised.
- A member asked how long we expect the legal action to last. Bill said we have no way of knowing at this point – it could be 3 months or 6 months or longer.
- A member asked if Neil is manager for just this park. Bill explained that Neil and Patti cover Golf Village and Riverfront as both parks are smaller than the other 3. The consensus voiced was that we each park should have their own manager, despite the park size. A member noted that the other parks are much better maintained than ours. Discussed GV staff being assigned to do things in other parks and Bill stressed that park staff members have to follow orders or lose their jobs, so we shouldn’t blame them for the park problems.
- T. noted that 20 years ago there was a conflict between residents and the Wynne’s, and going public led the Wynne’s promptly doing what needed to be done.
- M. shared that at an open meeting at the Civic Center, our problems with the Wynne’s were shared, which led to an article in the Hometown News. The Wynne’s took issue with the article and have distribution of the Hometown News in the clubhouse. Meanwhile, the PSL government did nothing about our concerns. He asked if we were following up. Sandi had been in contact with our PSL contact person, but there now is a new contact person with whom Sandi will be following up.

- Bill reminded everyone that concerns need to be reported to all agencies and through all channels. The HOA is keeping a log of complaints/concerns and responses so please CC the HOA with complaints and responses. Bill also noted that if we proceed with contacting the press, they may want to which homeowners are willing to speak with them.
- A member suggested we contact the FL attorney General regarding the Wynne's infringing on our rights by denying us access to the Hometown News.
- R. went to a City Council meeting 3 weeks ago regarding Waste Pro, and in conversation about the Spanish Lakes situation, was told by a city manager, "Everyone knows the Wynne Corporation is just trying to drive you folks out so they can raise the rent."
- A member questioned if the Wynne's own or lease the Golf Village land. Bill explained that our research shows the Wynne's do own the land.

### **Announcements**

The next general membership meeting will be on August 4<sup>th</sup> and that Movie Night is tomorrow, July 8<sup>th</sup>. It is free and all are welcome to come.

**BEFORE THE NEXT MEETING, PLEASE REVIEW THE MINUTES POSTED ONLINE AND IN THE HOA BINDER IN THE CLUBHOUSE. BRING ANY CORRECTIONS TO THE NEXT MEETING.**

**50/50** – Gene Brown won \$35

**Adjournment** - A motion to adjourn was made at 8:05 PM by John Pierce and seconded by Russ Hebert.

Respectively submitted,  
Susan George, HOA Secretary