

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**OCTOBER 6, 2022**

**Call to order**

- The meeting was held in the clubhouse Auditorium and called to order at 7:03 PM
- Members were welcomed by HOA president, Bill Neal, and thanked for attending
- Board of Directors introduced: Bill Neal - President, Chuck Koons - VP, Susan George - Secretary, Doreen Van Buren - Treasurer. Absent – Sandi Pierce – Membership Coordinator
- The Pledge of Allegiance was recited

**Minutes of the Sept. 1st meeting**

The membership chose to waive reading of the last meeting minutes as they are posted for review on the HOA website and binder in the clubhouse. Jeanne Hebert moved to accept the June minutes as posted; G. Ortseifert seconded.

**Treasurer's report for the period of 8/23/22 through 10/6/22**

- The starting checking account balance was \$2128.79 and ending balance was \$2829.09. Savings ending balance was \$100. Petty cash began and ended at \$0.00. *(See detailed report).*

**Membership Report**

- **Membership** – Per Sandi's report, we now have 303 members
- **Sunshine** – In the past month, Sandi sent one sympathy card to the family of Suri Dundon

**Old Business/ Board of Directors Report**

- **Fundraising/Events**
  - **Sunday Breakfast at the Grille on 9/18** – The event was well received with about 40 attendees. Gross proceeds were \$320.38
  - **Grille report** - The Grille reopened on 9/12; Gross proceeds from September were \$551.92. Request made for volunteers and 3 members responded. It was explained that duties are tailored to what a person is comfortable with; frequency of days worked and start and stop times for helpers is flexible. We only ask that once booked for a shift that people follow through. Interested members can call Susan or Sandi to set up shifts.
  - **Oktoberfest** – All set for event on 10/8. We have 64 guests signed up
  - **Movie Night** – We are continuing free movie nights on the 2<sup>nd</sup> Friday of each month. The movie on October 14<sup>th</sup> will be "Grumpy Old Men". We are working to assure that we have close captioning, and improved sound. The Grille will be open for supper from 5:30 to 6:30.
  - **Halloween Dinner Dance** – Will be held on October 29<sup>th</sup>. We have a DJ booked. It will be a partial potluck, i.e. the HOA will provide the entree and beverages, and guests will sign-up to bring an appetizer, side dish or dessert. Price and other details will be announced
  - **Halloween Golf Cart Parade** – Planned for Halloween night. About 7 people indicated they would participate. Anyone not in the parade should come outside and view the carts as they pass by. Details are on the flyer posted in the clubhouse, HOA FaceBook page and HOA website.

- **Arts & Crafts Fair** - The Fair will be on 11/19. We still have tables available. It is open to both professionals and amateurs from inside and outside our park.
- **Future possibilities**
  - We are trying to arrange for a speaker from the VA to come and discuss benefits
  - The PSL Police have an educational program they do on how to respond in an active shooter situation. We will look into setting up a program, perhaps on a Saturday.

## **New Business**

- **Litigation Update**
  - We were in contact with Atty. Burandt in Cape Coral after Hurricane Ian. He said that they were still without power but he was available by cell phone.
  - The Wynne Corporation had until 10/3 to respond to the complaint, however with the hurricane damage it isn't clear if the date will be extended. Our attorney will update us.
  - We continue to update the status of our issues. We have a timeline of all actions, meetings etc. since June 5, 2021 and have 77 entries thus far.
  - We are tracking all lawsuit related expenditures. Thus far we have spent \$13,169.17 and will spend a good deal more. A member asked if we have a separate "legal fund." At this time, all our funds are essentially a "legal fund" so there is no separate account.
- **New Dispute issues**
  - Park management has said that communications between the HOA and park management must now go through the attorneys. This creates a communication barrier. We will continue to communicate new issues through the concern process established by park management.
  - Sometime in July a sign was placed in the kitchen prohibiting use of the stove. We were told it was due to a non-functioning fire suppression system in the hood, and parts had been ordered. On 9/20 the system had still not been repaired, apparently due to inability to get the replacement parts. Bill and Chuck identified the sensors that needed to be replaced, ordered the part and presented it to park management for installation. Park management would not accept the part. On 9/29 Chuck was questioned by a WBC "Operations Manager" who would not give his name. Chuck explained the situation and our intent to assist in getting the stove back in use, and the problem presented by not having a stove. With no resolution, Chuck contacted the company that had tagged the hood, He was told that in March they had advised WBC of numerous fire safety problems in the kitchen, all of which could be remedied at a cost of \$1,300. However the WBC then cancelled the contract with the company so no repairs were made. At this time, use of the stove is still not allowed.
- **Trash, Recycling & Yard Waste**
  - The new bulk waste charges of \$25 per item are not consistent with our prospectus so the issue has been added to our complaints.
  - There continue to be concerns with yard waste pick up, particularly in the cul-de-sacs. Per the newsletter, we are NOT to put yard waste in the central area of the cul-de-sac because Waste-Pro won't pick it up there. However, since trucks can't navigate the narrow curve inside the cul-de-sac, keeping yard waste in individual yards isn't workable.

Bill spoke with workers who stated they prefer to have yard waste placed in the center so they can readily get to it.

- Tree trimming and pond algae are ongoing issues and there has been no improvement in lighting.
- **FaceBook** – We currently have 246 members on our SLGV HOA page. We have had to remove some people due to using the page to advertise. That’s not its purpose.
- **Homestead Act** – The process legally establishes your dwelling as your “home” rather than a “motor vehicle.” This protects you from loss of your home if sued. One’s motor vehicles can be taken but not one’s home. The application must be notarized and filed at the County Clerk’s office in Ft. Pierce. The cost is around \$35. There is no taxation for doing this.
- **FMO** – There was an FMO meeting at Country Club on 10/5. The FMO is working to change laws to give the DBPR the power to penalize wrongdoers, not just cite them, and to establish an expedited method to resolve issues, for example binding arbitration.

### **Good of the Order**

- Question asked – Do the actions of the WBC constitute elder abuse? This needs consideration
- Al Souma asked – Can the judge force the WBC to show up?
- Marlaine Martin shared that during the power outage she was in touch with FPL and with City of PSL vice mayor to find out why we were still without power and to express that 4 days without power is unacceptable in a community with elderly residents. Marlaine sent a letter and may initiate a petition to prioritize 55+ communities for power restoration.
- Mike Ortseifert shared that a neighbour had fallen on Friday night and was not found until Tuesday. He encouraged everyone to check on neighbours. A suggestion was made to consider a “card in the window system” to help identify neighbours in trouble.

### **Announcements**

The next general membership meeting will be on November 3<sup>rd</sup>.

**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** – Marie Bittner won \$20 and donated \$10 back to the HOA

**Adjournment** - A motion to adjourn was made at 8:00 PM by Theresa Shamroth and seconded by Cindi Steen.

Respectively submitted,

Susan George, HOA Secretary