

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

Call to order

- The meeting was held in the clubhouse Auditorium and called to order at 7:00 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, Sandi Pierce – Membership Coordinator
- The Pledge of Allegiance was recited

Minutes of the October 6th 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. Anne Marie Huggins moved to accept the October minutes as posted; Sherri Anepete seconded.

Treasurer's report for the period of 10/6/22 through 11/3/22

- Doreen reported that the starting checking account balance was \$2829.09 and ending balance was \$4564.23. The savings account starting and ending balance was \$100. Petty cash began at \$50 and ended at \$4.15 (*See detailed report*).

Membership Report

- **Membership** – Sandi reported that we now have 308 members. She reminded everyone that we will be renewing membership and paying dues in January for 2023. Sandi also said that we need help with events and the Grille. Helping is an easy process and doesn't require a tremendous time commitment. She urged everyone to sign up to help in some capacity.
- **Sunshine** – In the past month, Sandi sent get well cards to 4 residents.
- **New homeowners** – We welcomed 10 new residents to SLGV.

Old Business/ Board of Directors Report

- **Litigation Status**
 - A response to our complaint was received by the court. As expected, the Wynne's requested that the court dismiss our suit or sever it into 3 separate suits. Our attorney has responded in turn. It is before the judge and all we can do now is wait. We are still confident in the merits of our case.
 - We developed a press release some time ago, but it was put on hold. We plan to release it to local media outlets in the near future.
 - We continue updating of extensive documentation in preparation for our day in court.
 - The outcome we seek is rent reduction, improved park maintenance & appearance, and respect for us as resident homeowners.
 - Our legal battle is expensive and we continue to need donations to pay for it. We've already spent \$13,000 and will be spending more. We're keeping detailed records of what we are spending on the lawsuit as we expect to be reimbursed when the suit is settled.
 - The focus of our issues is on park owners, not park employees who need to follow the direction of park management in order to keep their jobs.
- **Recent Fundraising& Events**
 - Fundraising from Grille and Events – Proceeds from the Grille, Oktoberfest, Movie Night and Halloween Party were \$2,253. Expenditures were \$902.37 for a net gain of \$1,351 for the month.

- Grille report - In October the Monday & Tuesday Grille proceeds were \$906. We had 98 total sales for an estimated 149 guests. The weekly average was 20 sales for about 30 guests. We hope to increase the number of guests as we get into the season.
- Oktoberfest on 10/8 – We had 59 guests and 7 workers. Income was \$1021 from ticket sales, basket sales, the 50/50, and donations. Expenses were approximately \$350 for food, beverages and ice. Net gain was approximately \$671.
- Movie Night on 10/14 –There was lots of laughing at the movie, “Grumpy Old Men”. Income was \$88.50 from the Grille, plus \$73.43 from Sept. and Oct. sales of Russ’s famous popcorn, candy and sodas.
- Halloween Party 10/29 – A fun night was had with lots of awesome costumes, dancing and delicious food. We had 40 guests. Income was \$655 from tickets, basket raffle and 50/50. Expenses were approximately \$400 for a net gain of \$255.
- Halloween Golf Cart Parade on 10/31 – Thanks to all those who participated and those who came out to see the parade. Unfortunately, 2 streets were inadvertently missed. Apologies to all those residents. It was the first HOA sponsored Halloween Cart Parade, and a lesson was learned so we won’t miss any streets again.
- Help is needed – Once again, we depend on events and the Grille for fundraising, and this can’t happen without help. Please sign up to help!
- **Park maintenance& issues status**
 - Some things that were initially on our list of issues have been taken care of
 - Lighting – Parking lot lights are all lit now but are still inadequate, so that remains on our list. Streetlights have been or are being fixed. Some poles are tilting and 2 lights need underground wiring to be fixed.
 - Bocce court sidewalk has been fixed
 - Some potholes have been fixed but there are still problems with the roadway
 - Park owned properties are much better but not all have been adequately fixed
 - Some tree trimming has been done but not all, and that is an ongoing process
 - The woodshop was opened for resident use
 - There are still issues with signage, the swimming pool and whirlpool
 - Waste removal has improved but we now have other associated concerns with it.
 - There are some new issues that we’ve added to our list
 - Ponds have algae growing, resulting in odor and loss of wildlife
 - The fire suppression system over the kitchen range was not functioning so we couldn’t use the range. We were told it has been fixed but we are not confident that is true. We’ve sent a registered letter & email to Wynne Building Corporation asking for evidence that the system has been inspected and is in compliance with fire safety regulations. We are awaiting a response by Monday. If it isn’t forthcoming we will follow-up accordingly.
 - Overall, we feel there is significant improvement but there is still much to be done
 - Questions?
 - J Brown said he doesn’t feel trash pick up has improved. Trash is left for extended time by the road, 6 weeks in one case. Waste-Pro says they now only take things in barrels. There is a \$25 fee to come pick up stuff and \$25 per item. That is outrageous. Bill responded that our attorney is aware of the negative changes in trash pick up and has added it to our lawsuit. If anyone needs to pay to have trash removed, please forward a copy of the bill and payment information to us and send it to the Wynne’s requesting reimbursement.
- **Media**
 - Facebook
 - We now have 269 members
 - The site is useful to share information pertaining to our community but isn’t for advertising or personal sharing. Postings like that have been removed. And while it is public and can be read by anyone, posting is limited to residents of our community.

- Website
 - October views 1,131. There were 22 from our Canadian neighbors
 - Only 92 people viewed the general membership meeting minutes. Since we are not reading minutes at our meetings, please be sure to go online (or look in the HOA binder in the clubhouse) and review minutes of the prior meeting before each meeting. If you see errors or have questions, bring them to the meeting. This will also avoid rehashing things already covered in prior meetings.
- **Homestead Act** – Once again, this is a way to establish that your “Motor Vehicle” as our homes are designated, is in fact your legal residence. This protects you from having your home taken from you in the event of a lawsuit against you. To do this, fill out the form, have it notarized and bring it along with your title and lease to the County Clerk in the county building at 201 South Indian River Drive, Fort Pierce. The cost is around \$50.

New Business

- **Upcoming Events**
 - **Movie Night** - The November 11th movie will be “Planes, Trains & Automobiles” which is a comedy with a Thanksgiving theme. The Grille will open for supper from 5 to 6:30 and we’ll have popcorn, candy and beverages for sale for the movie.
 - **Active Shooter Program** – The PSL Police Dept. will present a program on 11/9 to provide training in how to respond should you be in an active shooter or other situations threatening your safety. It will start at 10AM in the Auditorium. This is important information and we hope to have a good turn out.
 - **Club President’s Meeting** – On 11/16 there will be a bi-annual meeting of club presidents to set event scheduling. All presidents are urged to attend!
 - **Holiday Decorating** – Decorating will start on 11/26 and extend for a week. At the club presidents meeting we’ll clarify which areas each club will be responsible for decorating.
 - **Arts & Crafts Fair** – Unfortunately the event has been cancelled as most local crafters were already committed to other events. As an alternative, at our December meeting we’ll have tables for the sale of baked goods and donated craft items. We particularly could use baskets for upcoming basket raffles.
 - **Holiday Mixer** – The event is scheduled for 12/17. Sandi shared that she will not be able to coordinate the event so it is critical that members lend a hand and sign up on the sheet at the back table. The particulars of the event have not yet been established. It was brought up that the Christmas Golf Cart Parade is scheduled for the same night. Bill said that it can be worked out at the presidents meeting.
 - **Veterans Day** – There will be a program at Veterans Park on 11/11 at 11AM. The American Legion will do a 21-gun salute to our men and women in the armed forces. There will be hot dogs and burgers at the American Legion afterwards, free for veterans.

Good of the Order

- Susan brought up that at the last meeting a suggestion was made to discuss starting a “card system” to monitor the well-being of neighbors who are alone and at risk. Jim Braun explained his understanding of the system. To be discussed with the Neighbors Helping Neighbors coordinators.

- Bill shared that on Monday, Eric Wynne and Steve Rodriguez were in the clubhouse with someone taking pictures. Asked if anyone knew anything about it. One member said he'd seen 4 people taking pictures last week. Bill asked members to let us know if they find out what it's all about.
- Sherri Anepete asked which media would receive the press release. It will be going to all local media, newspapers, TV and radio.

Announcements

The next general membership meeting will be on December 1st.

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 – Debra Niimi won \$43

Adjournment - A motion to adjourn was made at 8:00 PM by Lynn Batchelor and seconded by Theresa Shamroth.

Respectively submitted,
Susan George, HOA Secretary