

SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
JANUARY 5, 2023

Call to order

- The meeting was held in the clubhouse Auditorium and called to order at 7:07 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 December 1, 2022 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. Maryanne Kierych moved to accept the 12/1/22 minutes as posted; Sherri Anepete seconded.

Treasurer's report for the period of 12/1/22 through 1/4/23

Doreen reported that the starting checking account balance was \$4525.87 and ending balance was \$5412.19. The savings account starting and ending balance was \$100. Petty cash began and ended at \$50 (*See detailed report*). Al Jacomini moved to accept the Treasurers report; Russ Hebert seconded.

Membership Report

- **Membership** – Sandi reported that we ended 2022 with 308 members. The annual club signups will be on Saturday, January 7th, from 10am to 12 Noon in the Auditorium. HOA dues this year will be \$10. Sandi also reminded everyone that we continue to 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 a get-well card to Vivian Chesanek and a sympathy care to John Wynne on the passing of his mother.
- **New homeowners** – We know there have been a number of new residents for whom we've not received paperwork from park management. Sandi sent out welcomes to the 3 we received.
- **Events** – We have a number of upcoming events planned. We want to continue to have monthly events, but we need help. Volunteering just 1 - 1 ½ hours can make a huge difference in what we can and can't do. Supporting the HOA by attending events and coming to the Grille is another way to lend a hand.

Old Business/ Board of Directors Report

- **Litigation Status**
 - On December 2, 2022, a motion brought by the WBC (Wynne Building Corporation) to dismiss our complaint or "sever" it, i.e., to not allow the 3 parks to bring suit together, was heard in Circuit Court by Judge Boulanger. A limited number of park representatives were allowed to be present in the courtroom with the judge. Both our lawyer and the WBC lawyer attended telephonically. No one from the WBC was present. The judge did not rule to dismiss our complaint, but he did rule to sever unless we dropped the maintenance issues from the complaint, in which case we could continue jointly on the rent issues only. Alternately, each park could keep their maintenance issues and proceed

individually. We were given 2 weeks to decide how to proceed and to file an amended complaint. At our request we were granted an extension until 1/13/23.

- On 12/13 we (3 parks) had a Zoom meeting with our attorney. We discussed the improved maintenance, noting that 14 hours after our mediation a flurry of maintenance efforts began. Per our attorney, the fact that maintenance has improved weakens our case, even though our bringing a suit is the reason for the improvement. We were advised that the rent issues are more a matter of specific laws, and limiting the complaint to rent issues only will be quicker and less expensive. The attorney said that 90% of suits are settled out of court and suggested we make an offer to settle.
- After the Zoom meeting, we had an emergency Board and Dispute Committee meeting and decided to offer a settlement proposal. (*See attached proposal*).
- The proposal went out to the WBC on 12/13. We've had no response, so we plan to go forward with the suit.
- Donations will be needed to see this through. So far we've paid the attorney about \$13,000 (which is just our share) and another bill will be forthcoming. Every donation, large or small will help. Another way to help out financially is to support all our fundraising efforts, that includes the Monday, Tuesday and Movie Night Grille, all events like the upcoming Pool Party, Flea Market, Spring Fling and Bake Sales. All Grille and event proceeds go to our legal fund.

- **Fundraising/Events**

- Grille Report - Due to holidays, weather and illness, we were only open for 5 regular days in December, and proceeds, excluding events, were \$223.75. Attendance was down. Movie Night proceeds were only \$20 due to the IA dinner being moved to Movie Night. Ticket sales for the Mixer were \$270, approximately \$200 of which was profit as attendees contributed food and most food, beverages and paper goods were from Grille stock and past events. Quarterly Grille profit (which includes ticket sales from events) was \$2095 for the 4th quarter and \$5484.35 for 2022. All proceeds were put into the legal fund. We still need volunteers to help at the Grille. A 1-1/2 hour/month commitment would be a huge help. Helping out by making special dishes to be sold is an alternative to actually working at the Grille. Contact Susan George if you can help in any way.
- Movie Night – “Prancer” was shown in December. The upcoming movie on Jan. 13th will be “Last Holiday” with Queen Latifah. The Grille will be open that night and the special will be a spare rib dinner (quantities limited).
- The Crafts and Bake Sale at the December meeting was successful with proceeds of \$257. Thanks to everyone who participated. A quarterly bake sale is planned for the meetings in March, June, September and December.
- Holiday decorations – volunteers needed to help with the take down
- Club signups will be on Saturday 1/7 from 10AM to Noon. HOA dues this year are \$10, which will help with the legal fees.
- Holiday Mixer Report – Unfortunately, we only had 27 people attend, giving us \$270 in ticket sales. Nevertheless, a good time was had by all, with everyone attending pitching in with a dessert or an appetizer. That allowed us to keep cost down so we could raise more for the legal fund. Thanks to Nadine Alderrucci for chairing the committee, and to all who helped make the evening a success. A special thanks to Bob Pietrangelo who graciously served as our DJ for the evening.
- Pool Party – Scheduled for February 5th. Details are being worked out. Help needed!

- **Media Report**
 - Facebook – There has been a lot of activity on our Facebook page. We’ve had 24 people join for a new total of 316. It’s a great way to share information.
 - Website – In December we had 1088 views. Most viewed - HOA Updates, Park Newsletter and General Meeting Minutes. We had 15,822 views in 2022. We’ve renewed the website hosting for 2023 at a cost of \$166.75
- **AC window unit issue**
 - A letter was sent to the Florida Department of Elder Affairs and to 4 TV stations. Elder Affairs said they do not deal with this kind of issue and referred us to the DBPR.
 - Complaints to the DBPR (Department of Business and Professional Regulation) can only be brought by individuals, not organizations. Forms are available online and we have paper versions for anyone who wants one.
 - While the DBPR doesn’t have power to mandate to businesses, all complaints are public record. Multiple complaints about an organization can have some impact
 - Anyone given a notice to remove their window AC should file a complaint with the DBPR and on the SLGV concern line (see the newsletter for process), and copy the HOA in.
 - Issues such as this are the reason we need to keep fighting for homeowners.

New Business

- Election of officers will occur in February
 - Vice President and Membership Coordinator election is due in 2023
 - We need volunteers to serve on a nominating committee. Anyone interested in running for office can contact the Board or nominating committee.

Good of the Order

- Question raised – Why were rents increased during Covid in 2020 when there was supposed to be a moratorium on rent increases? It is unclear if that applied to our situation.
- Discussion regarding and clarifying the current lot rent increase process that the Wynne’s are using. Reviewed that it is a change from the last 40 years and leads to arbitrary and inconsistent increases in “like properties” which is why we are fighting it.
- Discussed what we hope to gain regarding rent issues

Reminders given:

- The next general membership meeting will be February 2, 2023
- Meeting minutes can be found in the HOA Binder in the Clubhouse and on our website, www.spanishlakesgolfhoa.com.

50/50 - \$29 to Denise Scardigno

Adjournment - Motion to adjourn made by Louise Muskas; seconded by Al Jacomini. Meeting adjourned at 8:07pm

Respectively submitted,

Susan George, HOA Secretary