

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**MARCH 2, 2023**

**Call to order**

- The meeting was held in the clubhouse Auditorium and called to order at 7:01 PM.
- Members were welcomed by HOA president, Bill Neal.
- Board of Directors introduced: Bill Neal - President, Chuck Koons – Vice President, Susan George - Secretary, Doreen Van Buren – Treasurer, Sandi Pierce – Membership Coordinator.
- The Pledge of Allegiance was recited.

**Minutes of the February 2, 2023 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. Russ Hebert moved to accept the 2/2/23 minutes as posted; Sherrie Anepete seconded.

**Treasurer's report for the period of 2/2/23 through 3/2/23**

Doreen reported that the starting checking account balance was \$6362.13 and ending balance was \$8,381.35. The savings account starting and ending balance was \$100. Petty cash balance was \$40.15. *(Click here or see attached for detailed treasurer report)*. Theresa Shamroth moved to accept the Treasurers report; Jeanne Hebert seconded.

**Membership Report**

- **Membership** – Sandi reported membership of 137 as of last month. Thirteen new members signed up tonight.
- **Sunshine** – In the past month, Sandi sent get-well cards to Maureen Souma.
- **New homeowners** – We continue to not receive new homeowner notifications from park management. Sandi again asked everyone to let her know if you have a new neighbor and she will get a welcome packet to them. Just their address is sufficient.

**Old Business/ Board of Directors Report**

- **Litigation status**- Our amended complaint was filed, the Wynne Building Company replied, basically denying that they did anything wrong, and we've responded to their response. The case is moving through the court.
- **Fundraising/Events**
  - Bake Sale – Members reminded that baked goods would be on sale after the meeting
  - Grille Report for February - Proceeds for February were \$783.75 for the 10 days of HOA Grille service. We have an estimated YTD profit is \$1456, including Pool Party proceeds. We had 2 weeks of low attendance due to bad weather, and for the month we served about 153 guests. We only had 12 guests at the February Movie Night so we are reassessing Grille service on Movie Nights. Thanks given to all who have helped, in particular Louise Muskas who has been a regular Monday helper. Regular Grille help is needed, particularly when we have good weather and lots of customers.
  - Movie Night - The February movie "Sleepless in Seattle" was well received. We will not have a Movie Night in March due to Flea Market setup. For April we plan to show "Red", an action/comedy/romance with Bruce Willis, Morgan Freeman, John Malkovich and Helen Mirren.
  - Pool Party – Despite being rained out, the party went on and it was fun. Thanks to all who helped out. We had 74 paid guests. Thanks to on-hand food items from the Grille

and generous donations of McRib's by Dee and pasta salad by the Hebert's, we were able to keep food costs to around \$5 pp, making the event a good fundraiser. For next year we plan to move the pool party to March, and we will set a rain date!

- Flea Market on March 11th – Committee chairperson, Jeanne Hebert reported that table sales for our “Tag/Craft/Flea Market” is going well, with only 3 tables left to sell. We just need to get the public to come. Jeanne noted that this is the first time she and Russ have chaired the event and they are learning as they go but the key is teamwork. Jeanne thanked the Board members and their spouses for all their hard work. Nadine Alderucci stated that donations are needed for the HOA tables. Prior to Friday evening, items can be brought to Nadine's house at 21 Orinco, or they can be dropped off at the clubhouse Friday between 6pm – 8pm or Saturday at 8 am. Nadine's phone number is 203-981-7009. Call Sandi Pierce at 954-649-7652 regarding donations of baked goods.
- Spring Fling – Sandi noted that the Spring Fling is only 2 weeks away. Tickets are \$20 and will be sold Friday 3/10 from 6pm – 7pm, at the Flea Market 3/11 from 9am – 4pm, and at the Grille on 3/13 & 3/14 from 11am – 1pm. This year we are having a catered Chinese dinner. There will be a DJ, Basket Raffle and 50/50. Donations of “Spring” items for the basket are needed. Call Sandi with questions or donations.
- **Media Report**
  - Facebook – Bill reported that we've had a lot of activity on our page, which is great. We're up to 429 members, but only 65 are current paid HOA members. Unfortunately, there have been some negative postings by non-HOA members, so we now will limit who can post. Any HOA member is automatically pre-approved to post, but non-members must have approval by the page administrators. The URL for our page is [Spanish Lakes Golf Village HOA | Facebook](#).
  - Website – Susan reported that February views increased to 1926. Most viewed pages were HOA Updates (571), Park Newsletter (214), General Meeting Minutes (108) and Reference Documents (127). Susan shared that she recently did a “Boost” to speed up page loading and is working on making PDF viewing easier. There is also a new “Legal Updates” page separating other updates from those pertaining to the dispute or other legal issues. This should make the HOA Updates page less cumbersome. Members were urged to use the website to see the minutes and other information of interest. The address is [www.spanishlakesgolfhoa.com](http://www.spanishlakesgolfhoa.com).

## **New Business**

- **Gators**

All have by now heard about the tragic gator event at Spanish Lakes Country Club. Bill has been told by CC residents that prior to the tragedy, they had been asking for the 10-foot gator to be removed. There was also some discussion about residents having been feeding the gators, which is illegal. Bill has been in contact with park management. He requested to at least put-up cautionary signage by the lakes. The response was that management's plan is to remove any alligator over 4-foot. (Those under 4' are not considered dangerous to humans). They will “consider” posting signage.
- **WPBF coverage**

On 2/9 a team from WPBF interviewed Board members about our concerns. They were here for about 3 hours and expressed shock about what we told them. They were given a tour and were shown the horrible condition of the Wynne owned homes on W. Caribbean. We anticipated some good coverage but were disappointed with the TV piece (although the written report was

better). They showed the Wynne house but failed to say that it was a Wynne owned home, so it appeared to be a poorly kept home of a SLGV resident. We did get some action from the Wynne's, as the very next day the park staff were busy getting the house and grounds cleaned up and compliant.

- **Florida Rural Legal Services upcoming presentations**
  - Bill shared that there are monthly meetings of mobile home residents and Florida Rural Legal Services.
  - The meetings are at the Riverwalk Center in Ft. Pierce and the next one is on March 16<sup>th</sup> at 5:30pm. The topic is "Mobile Home Rental Rights". There will be one on April 13<sup>th</sup> at 5:30pm on "Eviction – What the Landlord Must Do Before They Can Make You Move."
  - This is new to us but we hope it give us more information on some of our pressing issues. The Board will be attending, and you can too if you want. Information will be posted on our website and Facebook page.
- **FMO – HB 751**

Bill shared that there is a new piece of legislation, HB 751, designed to help protect our rights.

  - The FMO has been instrumental on working with state legislators to improve the legal rights of owners of mobile and manufactured homes throughout FL. This has resulted in a bill that addresses our concerns. If passed, HB 751 will modify Statute 723 to create a means of enforcement of the statute by the Attorney General. Currently the only way for homeowners to force park owners to abide by the rules is litigation, which is why we have to spend all this money taking the Wynne's to court, just to have them abide by the legal statute.
  - Letters urging State Senator Erin Grall, and State Representative Dana Trabulsy to support HB 751 were distributed for review and signature by SLGV residents. *(See Legal Updates to view key points or see attached).*
  - Information about HB 751 and the letters will be posted on our website and Facebook page. A member requested that there also be a link to the full text of HB 751. Susan agreed to post it. Everyone is encouraged to share this information with neighbors. Forms will be available at the Grille on Mondays & Tuesdays, from Board members and online to download and print. Signed forms can be returned to any Board member or at the Grille on Mondays or Tuesdays.

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- One member asked if the Florida Rural Legal Services would help individuals. Bill responded that we'll ask that at the March meeting in Ft. Pierce.
- A member shared that they had received eviction notices and were continuing to pay their rent timely but were told that if they weren't in compliance with park ownership's demands then park management would not accept their rent. Bill advised that everyone keep records to prove your position. If you have proof that you have attempted to pay your rent, but park management has rejected it, then you can't be held liable for non-payment of rent (which is a valid reason for eviction).
- Questions asked – "Why do we have to pay for bulk garbage now?" Bill explained that is another Wynne decision that is contrary to our prospectus.

## Reminders

- The next general membership meeting will be on April 6, 2023
- Meeting minutes can be found in the HOA Binder in the Clubhouse and on our website, [www.spanishlakesgolfhoa.com](http://www.spanishlakesgolfhoa.com).

**50/50** - \$35 to Pat Englebrake

**Adjournment** - Motion to adjourn made by Maureen Souma; seconded by John Pierce. Meeting adjourned at 7:53pm.

Respectively submitted,

Susan George, HOA Secretary