

SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
APRIL 6, 2023

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.
- 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 March 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. Louise Muskas moved to accept the 3/2/23 minutes as posted; Mary Anne Kieryich seconded.

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

Sandi reported for Doreen that the starting checking account balance was \$8,381.35 and ending balance was \$10,375.17. The savings account starting and ending balance was \$100. Petty cash balance was \$40.15. *(Click here or see attached for detailed treasurer report).*

Membership Report

- **Membership** – Sandi reported membership of 158, including 4 new members signed up tonight.
- **Sunshine** – In the past month, Sandi sent 3 get-well cards
- **New homeowners** – We still aren't receiving new homeowner notifications from park management but were told that we will start getting them when the corporate records system changes are resolved. Sandi again asked everyone to let her know if you have a new neighbor and she will get a welcome packet to them. Sandi would like to get back to holding periodic welcome receptions, maybe in the Fall.

Fundraising/Events

- Grille Report for March- Proceeds for March were \$1070. In the first quarter of 2023 the Grille took in \$3499, spent \$1612 for a profit of \$1887. We had 343 orders and an estimated 517 guests. Louise Muskas has agreed to coordinate Grille help. We continue to need volunteers and anyone able to help out should contact Louise or a Board member.
- Flea Market on March 11 – The Flea Market went well and brought in approximately \$1100.
- Spring Fling on March 18 - There were 42 people in attendance, tasty Chinese food was served, and we had a DJ. It was a pleasant evening.
- Upcoming Events
 - Veterans Benefits Program will be on Tuesday 4/11 at 2pm in the auditorium. Information will be presented about current benefit programs, including a new program. Any veteran or family member of a veteran is encouraged to attend. Please pass the word.
 - Movie Night on April 14th will feature the movie "RED", an action/comedy. The Grille will be selling pizza and nachos.
 - FRLS (Florida Rural Legal Services) will have another meeting on April 13th at 5:30pm at the River Walk Center in Ft. Pierce. The topics will be evictions and the Homestead Act,

both of which are important topics for all of us. The last meeting was on mobile homeowner rights and was interesting. About 50 people attended.

- Breakfast at the Grille will be held on April 30th from 9am to noon. Anyone able to help, please contact a Board Member.

Old Business/ Board of Directors Report

- **Litigation status**

- At this time we are still waiting for the judge to take action. There is nothing more for us to do now except to wait.
- Our desired outcome continues to be rent reduction, park maintenance and respect.

- **Media Report**

- Facebook – Bill reported that we now have 475 Face Book members. Again, 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 March had 2098 views, the highest number of site views so far. Updates continues to be the most viewed tab. Our web address is www.spanishlakesgolfhoa.com.

New Business

- **New Park Manager**

We have a new park manager, Julius Krasnoff. Bill met him and he was very nice and expressed a commitment to making the park as attractive as possible. Bill urged everyone to be nice to him and give him a chance to get things done. Question asked – *Where does Julius live?* Bill doesn't know; Question asked – *Will Julius be more available?* Bill heard that Julius plans to alternate a weekly schedule of 2 mornings at one park and 3 at the other. Suggestion made to invite Julius to an HOA meeting to introduce self. Bill said that may not be allowed by park ownership but we can invite him. In the event he does attend, it would be strictly to introduce himself and everyone would be expected to be nice to him.

- **FMO – HB 751 & sb 1378 (Senate Bill)**

Bill shared that there now is a bill in the Florida Senate that is much like HB 751, also designed to help protect our rights.

- Letters urging Florida State Senator Joe Gruters, Chairman of the Florida State Regulated Industries Committee were distributed for signature. As with the HB751 letters, the signed letters will be disseminated to those who can impact passage of the bill.
- Information about SB 1378 and the letters will be posted on our website and Facebook page. A link to the full text of SB 1378 will be available on the HOA website under the Reference tab.

Good of the Order

- One member asked why after we've spent so much money on a lawsuit against the Wynne Building Corp are there still so many unresolved issues. Bill reiterated that we have no choice but to wait for the court process to proceed.
- A number of members complained that the rents being charged by the Wynne's for houses they own are less than the rents charged for their homes although they are comparable properties. Bill explained that while annual lot rent increases are limited by Statute 723 and our prospectus and lease agreements, per Statute 723, once a house goes on the market the Wynne's may

charge whatever they want for the new lot rent. While this seems unfair, it is legal. Anyone questioning this is advised to review Statute 723. A link to the document is posted on the HOA website.

- A member asked if there was some way we could develop a list of people to help with projects, good local physicians etc. Neighbors Helping Neighbors is a place to start for getting help with projects. Someone suggested that asking for recommendations on our Face Book page might be a good approach.

Reminders

- The next general membership meeting will be on May 4, 2023
- Meeting minutes can be found in the HOA Binder in the Clubhouse and on our website, **www.spanishlakesgolfhoa.com**.

50/50 – Won by Chris Mittelsteadt

Adjournment - Motion to adjourn made by Chris Mittelsteadt; seconded by Louise Muskas. Meeting adjourned at 7:46pm.

Respectively submitted,

Susan George, HOA Secretary