

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**MAY 4, 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 April 6, 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 4/6/23 minutes as written and posted; Theresa Shamroth seconded. All present were in favor – motion was passed.

**Treasurer's report for the period of 4/6/23 through 5/4/23**

Sandi reported for Doreen that the starting checking account balance was \$10,375.17 and ending balance was \$10,243.77. The savings account starting and ending balance was \$100. Petty cash balance was \$40.15. *(See detailed treasurer report).*

**Membership Report**

- **Membership** – Sandi reported membership of 157.
- **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 in the Fall.

**Fundraising/Events**

- **Recent Events**
  - **Grille Report for April 1 through April 30**
    - The Grille was open 8 regular days, despite some less than optimal weather.
    - We also were open and served pizza for Friday Movie Night on April 14 but had few customers so we will not be open for supper for the May Movie Night. Sunday Breakfast on April 30th was well attended despite bad weather.
    - Proceeds for the 8 Grille days alone were \$507.13; Sunday Breakfast brought in \$400.50, and Movie Night yielded \$42.50 from Pizza sales, for a total of \$950.13.
    - Payables for food & supplies were \$271.87 for the month.
    - April profit was \$678.26; YTD Grille profit is \$2565.98
    - In April we served appx 101 guests on regular days, 10 on Movie Night, and 57 at the Sunday Breakfast, totaling 168.
    - Many thanks to our friends and neighbors who donated significant amounts of food and supplies, allowing us to maximize profitability while keeping prices as low as possible, and all who donated their time to help at the Grille.

- The Grille will be closed from mid-June until September. We'll post the dates.
  - **Movie Night April 14, 2023**
    - The movie was "RED". Attendance wasn't great.
  - **FRLS meeting on 4/13 in Ft. Pierce**
    - Attended by the Board and some other HOA members. The topic was evictions and we did get some good information about eviction law and process.
  - **Sunday Breakfast at the Grille April 30<sup>th</sup>**
    - Despite poor weather it was successful with good attendance and good food.
- **Upcoming Events**
  - **Movie Night will be May 12<sup>th</sup>**
    - We will be showing "Mama Mia".
    - The Grille will be closed but popcorn, candy, soda etc. will be sold
  - **Pre-Memorial Day Breakfast at the Grille**
    - Will be held on Sunday, April 30<sup>th</sup> from 9 AM to Noon.
    - Anyone able to help, please contact a Board Member.
- **Memorial Day Observance**
  - The event will be on Monday, May 29<sup>th</sup> starting at 11 AM
  - This year the program and breakfast are on separate days.
  - We will meet in the auditorium prior to the event where coffee and donuts will be available. At 11 AM we'll all go out to the flagpole and lower the flag to half-staff.
  - We will then come into the auditorium for the service.
  - We need 5 veterans, men or women, to volunteer to participate in the program, representing all 5 service branches. You won't need to speak. If you want to help, see Chuck or Russ. Contact information is in the newsletter.

## Old Business/ Board of Directors Report

- **Litigation status**
  - We are still waiting for the judge to take action. There is nothing more for us to do now except to wait.
- **Media Report**
  - Facebook – Bill reported that we now have 483 Facebook 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 in April the website had 1340 views, 302 visitors. HOA Updates continues to be the most viewed page. The General Meeting Minutes had 114 views. Our web address is [www.spanishlakesgolfhoa.com](http://www.spanishlakesgolfhoa.com).
- **Issues and evictions**
  - The FRLS (Florida Rural Legal Services) is an official Florida organization that helps low-income Floridians with a variety of legal issues including evictions and ADA issues. There are attorneys on staff so if you have an issue and can't afford to get your own attorney, call them to see if you qualify and if they can help. The contact information is on the HOA website.

## New Business

- **CPR training**
  - We are considering holding CPR training session next season. A show of hands was requested to see if there is interest. Numerous hands were raised. Will discuss again at the next meeting.

- **Neighbors Helping Neighbors (NHN)**

- NHN is a park organization that has been coordinated by Rich Zwack and Bob Seamon for a long time. Help given to residents includes minor repairs, transport to doctors appointments and Food Bank deliveries.
- Rich is not able to continue and has asked the HOA to take over running the program.
- We need a coordinator. i.e. take requests for help and line up volunteer helpers.
- It isn't as time-consuming as it might sound, and the coordinator needn't go out and provided the help – just connect the person in need with a volunteer helper.
- Contact Bill or another Board member if you can help coordinate.

- **Unauthorized people in the park**

- We have been asked by Julius, our new park manager, to watch for and to report unauthorized people on Golf Village property.
- Use the concern form process and he says he will respond promptly.

## **Good of the Order**

- Q – Is it correct that one person per household must be over 55 and others need not be? *Yes, per our prospectus one person must be over 55 and others in the household must be at least 35.*
- Q – Are complaints we lodge to management kept confidential? *We assume so.*
- Concerns were voiced about children residing in the park as evidenced by a children utilizing a school bus stop by our entrance.
- Concerns also raised about young children driving around in golf carts. Q - Are there age limits? *There are some regulations per police department brochure (see Reference Documents page on HOA website) however it is unclear if it applies to our park as it is private property.*
- Q – Why is the park asking for notification if we are going to be out of town? *This is for safety of our property and is to our benefit.*
- Q – Did we invite our new park manager, Julius, to come to our meeting so people could meet him? *He was invited but he felt it wouldn't be a good idea. Bill had a positive meeting with Julius and they decided that Bill will give Julius the minutes of our meeting and they would then meet monthly to discuss any issues raised. Julius told Bill that he feels his job is to make GV as attractive a place to live as possible.*
- Q – When is Julius going to be on site here? Does he have a schedule? *No specific schedule has been stated. He has been on-site frequently.*
- Q – Aren't the Wynne's responsible for branches/fronds trimmed from Wynne trees? *Yes, per our prospectus some trees are the responsibility of park management. If this is a concern, put it in concern/form and email or hand it in at the desk.*
- Q - What's the situation with getting the speakers fixed? *Julius is aware and said it is being addressed. He thinks they should be functional within 2 -3 weeks.*
- **MEMBER COMMENTS**
  - More people need to put their complaints and concerns in writing to park management, not just complain at the meetings.
  - Julius came out to the pool and introduced himself to some of the residents there. He was very pleasant and cordial.
  - Julius responded to a complaint about yard waste that had built up and saw to it that it was removed.
  - One person said she had moved in recently and her prospectus said she is responsible for all the trees.
  - In the April 20<sup>th</sup> newsletter the wording regarding Waste Pro was changed, stating trees and limbs would require a call to Waste Pro for special pick up.

- Waste Pro isn't always following the schedule posted in the newsletter.
- Julius said that if we see something that is broken, e.g. furniture, we should put a note on it to let maintenance know it needs fixing.

## **ANNOUNCEMENTS**

- There will be no regularly scheduled General Membership meetings in June, July or August. The next scheduled General Membership meeting will be on September 7, 2023. Should circumstances warrant a meeting over the summer, a special meeting will be called.
- 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** – Won by Gloria Likavec - \$29

**Adjournment** - Motion to adjourn made by Lynn Batchelor; seconded by Annemarie Huggins. All were in favor. Meeting adjourned at 7:39pm.

Respectively submitted,

Susan George, HOA Secretary