

SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
SEPTEMBER 7, 2023

Call to order

- The meeting was held in the clubhouse Card Room 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 May 4, 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. Mary Ann Kierych moved to accept the 5/4/23 minutes as written and posted; Bobby Clancy seconded. All present were in favor – motion was passed.

Treasurer's report for the period of May, June, July & August 2023

Doreen reported that the starting checking account balance was \$10,275.17 and ending August balance was \$7,254.83. The savings account starting and ending balance was \$110. Petty cash balance was \$50.15. *(See detailed treasurer report).*

Membership Report

- **Membership** – Sandi reported current 2023 membership is 172, including 11 new members.
- **Sunshine** – Since the last meeting, Sandi sent 3 sympathy and 4 get well get-well cards.
- **New homeowners** – We still aren't receiving new homeowner notifications and have been advised by park management that the data is "not available" to us. It is our understanding that some of the parks continue to receive notifications. While no reason was given, this change in a long-standing process appears to be a case of retaliation due to our participation in the lawsuit. Our lawyer has been advised. Sandi again asked everyone to let her know if you see that a new owner has moved into the park. You don't need to know their name, just which home it is, and Sandi will get a welcome packet to them. Sandi plans to renew the welcome receptions in October.

Fundraising/Events

- **Event Planning** – An event planning meeting was held on 8/31. Sandi thanked all who attended. We need individuals to chair or co-chair all the events. So far, Nadine Alderucci agreed to chair Oktoberfest on 10/7, Fran Neal and Nadine Alderucci will chair the Flea Market & Craft Fair on 11/4 as well as the 2/24/24 Flea Market, Jackie Roche and Vivian Chesanek will co-chair the Holiday Mixer on 12/2, Susan and Ernie George will chair the 3/17 St. Patrick's Day Pool Party, and Sandi Pierce will chair the Spring Fling on 4/20. There are other events still in need a chairperson, including the Halloween Party on October 31st and the Friendsgiving Potluck Luncheon planned for November 11th, both of which aren't that far in the future. Please contact Sandi to volunteer or to get more information about what chairing an event entails. Of course, many hands are needed to work on the committees, so please signup to help with an event this season.

Fundraising/Events

- **Grille Report for May 2023**
 - The Grille was open 9 regular days and for Memorial Day Sunday Breakfast
 - Proceeds from May totaled \$845.50, including \$322.25 from the breakfast
 - Outlay for food and supplies was \$159.48.
 - The Grille was closed for June, July, and August.
 - We will reopen from 11AM to 1PM on Mondays and Tuesdays starting 9/11.
 - We will have Sunday Breakfast on 9/24
- **Recent Events**
 - We had a well attended Memorial Day Observance Ceremony on May 29th. Thanks to co-chairs Russ Hebert and Chuck and Lynne Koons, and to all who participated in the beautiful program.
- **Upcoming Events**
 - Movie Night was moved to 9/15 because of the floor work in the Auditorium, but due to a conflict with Karaoke it has been cancelled and will restart on October 13th.
 - We will have BUNCO Game Night on 9/16. It is a fun and easy game and there is no cost to play. Flyers are posted in the Clubhouse and on our website and Face Book page.
 - October events include Halloween Party and Golf Cart Parade; in November we'll have the Flea Market & Craft Fair and Friendsgiving Luncheon.
 - The Social Events Calendar for the season can be viewed on our Website under the Calendar tab.

Old Business/ Board of Directors Report

- **Litigation status**
 - A hearing was held 8/18 on the Wynne's motion to dismiss our lawsuit. Over 100 people from the 3 parks attended, which was much appreciated and which we feel did make an impact with the judge. Ultimately, the judge ruled in our favor, saying that the process the Wynne's initiated in 2022 of assessing rental increases on a variable monthly CPI basis is illegal. That means that the rental increases since November 2022 were illegally determined. How this will be remedied remains to be litigated at trial unless we are able to settle out of court. We've not heard that they've appealed the ruling. We are waiting to hear about the next step.
 - As our litigation continues, we will need to continue to raise money for legal costs. We ask everyone to participate in and support all our fundraising efforts and to pitch in as able. Donations are always welcome!
- **Media Report**
 - Facebook –The URL for our page is [Spanish Lakes Golf Village HOA | Facebook](#).
 - Website – Susan reported that the website will be gearing up and the park newsletters will be posted once again. Our web address is www.spanishlakesgolffhoa.com.

New Business

- **CPR training** - We plan to schedule training sessions this season
- **Litigation Wins** – While our litigation continues, we have made progress. Bill summarized some of the “wins” so far.

- Tax pass through – the start of the litigation and our first win. Had we not won on this issue, everyone would have had at least a 9% to 11% increase.
- Streetlights are now functioning and are being maintained.
- Although it is still inadequate, some additional lighting was added in the clubhouse parking lot in the handicapped area.
- Wynne owned homes across from the clubhouse were improved the day after our mediation session.
- Bocce court tripping hazard was repaired.
- Numerous obnoxious signs at the entrance were removed (from over 30 to less than 10)
- Woodshop was opened for resident use.
- Fire safety issue in the kitchen was remedied.
- Electoral issues in the clubhouse were corrected.
- Trees and foliage are being trimmed.
- Sound system in the Auditorium has been reconnected.
- Bulk trash fees have been rescinded and refunds are in the works.
- Court ruling that everyone gets the same % rent increase each year.
- Court has agreed that the amount of rent increases is an issue.
- **HOA and park employees are not responsible for the actions of the Wynne's**
 - Julius, park manager, is trying to make the park as nice as possible.
 - Inspections are done by Jose, who reports directly to the Wynne's, not to Julius.
 - All rules and regulations are made by the Wynne Building Corporation, not the park manager, front desk staff, maintenance staff etc.
 - Direct frustration and anger to the Wynne's, not the employees who are trying to help while following instructions, so they keep their jobs.
- **Retaliation**
 - There are things happening here and in the other 2 parks that we believe are in retaliation for standing up to park owners and bringing the lawsuit.
 - There is some question if the arbitrary and picky scope, and the timing of the current inspections (in August when many folks aren't here and during dangerous heat and humidity) constitute retaliation.
 - Bill pointed out that there is no rule in the prospectus forbidding window AC units; pavers etc. are landscaping, which the prospectus gives us the right to do as we wish.
 - A list of nine specific items have been given to our lawyer.

Good of the Order

- Mary said the treatment of elderly homeowners seems like elder abuse, and can't we get support from social service agencies? Bill said he did contact local social service agencies in the past and was told that the concerns were not something they could help with. Bill called them about the situation in general, so it's possible that individuals bringing their own complaints might get some help.
- Michele suggested we individually contact our senators and representatives about our issues. In an election year especially, voters are heard.
- Chris said she had gotten help from Joyce at Crimes Against Seniors, 772-302-7189
- Suggestion made to contact Florida Rural Legal Services. As shared at the May meeting, 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.

- Request made that everyone abide by the speed limit and stop at stop signs in the park.
- Rich Zwack shared that there will be a Community Patrol class October 23 – 26. Applications can be obtained from Rich or in the Friends of Security binder in the clubhouse.
- Suggestion made to post requests for help with upcoming events on Face Book

ANNOUNCEMENTS

- The next scheduled General Membership meeting will be on October 5, 2023.
- Meeting minutes can be found in the HOA Binder in the Clubhouse and on our website, www.spanishlakesgolfhoa.com.

50/50 – Won by Jim Braun - \$22

Adjournment - Motion to adjourn made by Lynda Carkin ; seconded by Mary Ann Kierych. All were in favor. Meeting adjourned at 8 PM.

Respectively submitted,

Susan George, HOA Secretary