

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

**Call to order**

- The meeting was held in the Auditorium and called to order at 7:05 PM.
- Members were welcomed by HOA president, Bill Neal.
- Board of Directors introduced: Bill Neal - President, Susan George - Secretary, Doreen Van Buren – Treasurer, Sandi Pierce – Membership Coordinator. Absent – Chuck Koons, VP
- The Pledge of Allegiance was recited.

**Minutes of the October 5, 2023 meeting**

The membership considered waiving the reading of the last meeting minutes as they are posted for review on the HOA website and binder in the clubhouse. Jackie Roche moved to waive the reading and accept the 10/5/23 minutes as written and posted; Louise Muskas seconded. All were in favor – motion was passed.

**Treasurer's report for the period of 10/5/23 to 11/2/23 - Doreen**

Doreen reported that the starting checking account starting balance was \$7951.23, and ending balance is \$8675.85. The savings account ending balance is \$100. Petty cash balance is \$51.15. (*See detailed treasurer report*). Ann Marie Huggins moved to accept the Treasurer's report; Marie Snyder seconded. All were in favor and the motion was passed.

**Membership Report - Sandi**

- **Membership** – Current membership is 182. Sandi reminded everyone that we will have the annual club signup and payment of annual \$10 dues in January 2024.
- **Sunshine** – Since the last meeting, 1 sympathy card was sent.
- **New homeowners Welcome Reception** –The reception was held on October 29<sup>th</sup>. There were 21 in attendance. It was nice to see folks interacting and getting to know each other. Attendees were given a welcome bag, information about Golf Village, and a tour.

**Fundraising/Events**

- **Recent Events Event coordinators**
  - Oktoberfest was a success with great food and lots of fun. Kudos to all who helped and special appreciation to Nadine who chaired the event and did a lot of the cooking.
  - October Movie Night was cancelled due to a conflict with a surprise birthday party.
  - Game Night on 10/27 was the second playing of BUNCO. Twenty people participated and it was good to have a core of folks who now know how to play so they could help others. There will be no Game Night in November or December, but we'll resume in January.
  - Grille Report for October - The Grille was open 10 regular days in October. Sunday Breakfast at the Grille scheduled for 10/29 was cancelled. Proceeds for October totaled \$721. Cost of food and supplies was \$315.69 for a net profit of \$402.31. For the month we served approximately 133 guests, an average around 27/ week. Unfortunately, the pool was closed on Monday and Tuesday for a couple of weeks, and it isn't being heated so there have not been customers from the pool. We are still hoping for an increase in business as folks return for the season. Once again, thanks to everyone who helped out, particularly Sandi, John, Louise and Joann who came to the rescue at the last minute to cover for Ernie and Susan. As always, please see, call or email Louise if you can lend a hand on Mondays or Tuesdays on an occasional or regular basis.

- **Upcoming HOA Events – Event coordinators**

- The Craft Fair and Flea Market is this Saturday, November 4<sup>th</sup>. There will be 26 vendors from outside the park along with HOA tables for crafts, tag sale items and baked goods. Set up will be Friday from 3-5 so donated items can be brought then. Baked goods can be brought on Saturday morning. The Fair will be from 9am to 2pm.
- Our first “Friendsgiving” Potluck Luncheon will be held on Saturday, 11/11 from 11:30am to 2pm. We wanted to offer friendship and comradery for residents, many of whom are missing family holiday celebrations. We’re asking everyone for \$5 to cover the cost of the turkey, ham and beverages that the committee will cook, and to bring a side dish to share. Signup tonight, on Friday from 4pm to 6pm, and on Saturday at the Craft Fair.

## **Old Business/ Board of Directors Report**

- **Facebook report – Bill**

- We now have 675 Facebook members.
- While anyone can read what’s on our Facebook page, only HOA members may post. Please pass that on if you hear anyone complain about not being able to post.

- **Website report – Susan**

The website had 220 visitors and 1213 views in October. As mentioned last month, because the Wynne’s will no longer publish any HOA information in the Park Newsletter, we are putting out a weekly summary of news related to the HOA. It is posted on the bulletin Board by the bathrooms and on our website and Facebook pages. You can also take a copy of the weekly notice from the front pocket of the HOA binder. We continue to post the Park Newsletter on our website as well.

- **Litigation status - Bill**

- Bill again recapped the motions thus far filed in court: after the hearing on 8/18 on the Wynne’s motion to dismiss our lawsuit, the judge ruled in our favor on one point, saying that the process the Wynne’s initiated in 2022 of assessing rental increases on a variable monthly CPI basis is illegal and that they presented no evidence to support their claims. The Wynne’s attorney then filed a motion asking for a reversal of the judgement because the judge misunderstood the law and misinterpreted the language in the prospectus. The attorney then provided the judge with an English language grammar lesson. We are still waiting for the judge’s response.
- Much as we hate to keep asking, we still need to raise money for legal costs so we’re asking everyone to please donate as much as you can – every bit helps.
- Once again, everyone is reminded that park employees are not responsible for policies and procedures that upset us. The Wynne Building Company doesn’t want to accept responsibility, but they make the rules.
- We’ve just found out that our park manager, Julius, has been fired. This is unfortunate as Julius was trying very hard to make things better for park residents.

## **New Business**

- **Go Fund Me** – Right now we have enough funds to pay our lawyer’s next bill, but then we’ll have to build up funds again. The Board has been considering starting a Go Fund Me page. It might garner support from people outside the park and will also make it easier for park residents to donate, i.e., with credit card or other electronic payments. Members were asked if they approved of the idea. All in attendance indicated approval, with no negatives voiced.

### Good of the Order

- Question: *Can we put a request for donations on our website?* Although it is mentioned in updated and minutes, there is no dedicated posting pertaining to donations. Susan will follow up.
- Question: *Have we canvassed clubs in our park to request donations? Bocce and the New England Club have donated in the past.* The Board will follow up.
- Question: *How much have we paid the lawyer so far? Is that information available anywhere?* To date we have spent about \$15,000. We are expecting another bill shortly. We think we’ll have to pay another \$ 10,000 to \$15,000 before we’re done. We were told that because the judge ruled in our favor on one of our points (no judgment given on the other points) we will get our money back.
- Question: *Will donations be repaid to those who donated?* We anticipate that everyone will get financial benefit from winning the suit. We hope to put recouped funds into a legal fund for future actions.
- Question: *What’s going to stop the Wynne’s from giving everyone a 7.5% increase in the future?* Per our prospectus, rent increase percentage is the same as the annual CPI. For example, if it is 4%, then that will be the rent increase. If it is less than 3.5%, they may still charge 3.5%. However, they may not go over 7.5%, even if the CPI is more than 7.5%.
- Comments: *Apparently the pool at Riverfront has been heated since mid-October but our pool is not being heated the water is quite cold. The lease states that the pool will be heated from October 15<sup>th</sup> to May 15<sup>th</sup> but that hasn’t happened. Per pool expert, for senior citizens the water temperature should be between 85 – 87 degrees.* Bill was told that Joel Wynne refused to allow the park staff to turn on the pool heating system despite the cool weather. Anyone with a concern about the pool or any other issue should follow the process designated by the Wynne Building Corporation and file the concern either online via email or on a paper form available at the front desk. There is a link on our website, under the Reference Documents & Links tab to file a concern online. This issue is on our list to problems to be addressed.
- Question: *Can clubs post flyers for their events?* Clubs and the HOA are permitted to use the bulletin boards. Check with Patti Rossi if you have questions.
- Question: *How about distributing notifications about events and issues door-to-door?* We have done that twice in critical situations. It cost quite a bit of money and was very labor-intensive. We are going to try to put up outside signs for all events to better reach people who don’t come to the clubhouse or go online. We already put flyers up at the clubhouse, post the information on our HOA News, on Facebook and on our website.

## ANNOUNCEMENTS

- The next scheduled General Membership meeting will be on December 7, 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** – Won by Joanne Angrisani - \$36

**Adjournment** - Motion to adjourn made by Jaime Ciarla; seconded by Manny Castro. All were in favor. Meeting adjourned at 7:52 PM.

Respectively submitted,

Susan George, HOA Secretary

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