

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS/ LEGAL STATUS MEETING**  
**DECEMBER 14, 2023**

**Call to order and Attendance**

The meeting was held at the Clubhouse and called to order at 9:08 AM. Present: Bill Neal, Chuck Koons, Susan George, Doreen Van Buren. Absent – Sandi Pierce. Observers - Fran Neal and Ben Owen

1. **Minutes of November 9, 2023** – Reading of minutes waived with approval of all present
2. **Floor opened to Ben Owen** – *Ben introduced himself as a new owner on El Segundo who has had a very bad experience with another park resident who presented herself as a licensed real estate agent and contractor with B&B realty. Ben is not residing in the park and states that this person had access to his property and removed furnishings from his home without permission, and started but didn't finish construction work yet kept payments given. On investigation, Ben found court records showing that the woman is a twice convicted felon (2014 and 2016) who was sent to prison for various types of fraud. The woman has a long list of aliases. Ben stated he has contacted the police, the DBPR, the state attorney general and a lawyer about his situation. He said he contacted B&B Realty and had gone to the Golf Village park manager, but the park manager was subsequently fired. He also advised Patti Rossi of the situation. Ben questioned how a convicted felon would pass the background check to be allowed to live here. He expressed concern for vulnerable residents and wants to find a way to warn people about this woman.*  
In addition to following through on his current actions, Ben was advised by the Board to submit a concern to the WBC via the established complaint process, and to cc us the email. The Board will consider filing a concern with park management as well.
3. **Retaliation** – No action at this time on the following topics, however someone said the pool is being covered at night from 11pm to 7am. We will need to verify this information.
  - a. Trash fees
  - b. Cash buyers
  - c. New owner lists
  - d. Unusual July/August inspections
  - e. New things to pick on
  - f. Going after existing features
  - g. Denying verbal permission was ever given
  - h. Skirt damage
  - i. New: Newsletter ban
  - j. \*\*\*NEW\*\*\* Pool not heated on Oct. 15, Riverfront is
4. **Past Events**
  - a. Friendsgiving on 11/11 – Well received and attended
  - b. Decorating – The decorating went better this year. Susan noted that the Bocce Club did an especially good job with the outside décor.
  - c. Holiday Mixer on 12/2- The mixer was quite profitable and overall very good.
  - d. December Movie Night – There were about 15 people there.
5. **Upcoming Events**
  - a. January 2 – 9 Decoration takedown
  - b. January 6 annual club signup – Will be in the card room from 9 to 11am

- c. January 12<sup>th</sup> Movie Night and Pre-Movie Dinner – We need to pick a movie. Suggestion made to show an old movie, “Treasure of the Sierra Madre.” Susan will post separate flyers for the dinner and the movie. People will need to sign up and pay as with other events.
- d. January 28<sup>th</sup> Sunday Breakfast at the Grille – We need to get volunteers to help

**6. New Business**

- a. Speakers – Bill will try to meet with Jose to go over the system controls so we can use the installed speaker system. Right now it’s a confusing, unusable jumble of wires and broken equipment.
- b. Fees – Our annual website renewal and annual state fees are coming due. FMO renewals are also due.
- c. Tablecloths – The New England Club purchased new white tablecloths that we may be able to use (or rent).
- d. Grille holiday schedule – The Grille will be closed over Christmas and New Years. We’ll reopen on January 8<sup>th</sup>.
- e. Guest Speakers at Meetings – Question raised if we might restart having guest speakers. Two possible topics are Avoiding Scams and Understanding Hospice. Susan will contact Treasure Coast Hospice possibly for January and Bill will contact the PSL Police Dept. for February.
- f. Fundraising – Bill will further explore the Go Fund Me option and if there is something we can do to qualify; We need to figure out how to get the Silent Auction/Raffle idea off the ground.
- g. Senior Exploitation – We need to better understand how the law relates to our situation and if it can be utilized.
- h. Solicitation in park – Solicitation isn’t allowed in the park. If anyone is found soliciting door to door, they should be asked to show their permit/license and be told solicitation isn’t allowed. If they do have a license, report to the front desk. If they have no license, call the police.

**END OF OPEN SEGMENT OF BOARD MEETING  
CLOSED SEGMENT RECORDED SEPERATELY**

Next General Meeting will be January 4, 2024; BOD Meeting will be January 11, 2024

Meeting adjourned at 11:00 AM

Respectfully submitted,

Susan George, HOA Secretary  
12/28/2024