

SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
SEPTEMBER 5, 2024

Call to order

- The meeting was held in the Auditorium and called to order at 7:03 PM.
- Members were welcomed by HOA president, Bill Neal.
- Board of Directors introduced: Bill Neal - President, Susan George - Secretary, Sandi Pierce – Membership Coordinator. Absent: Doreen Van Buren – Treasurer & Chuck Koons – VP
- The Pledge of Allegiance was recited.

Minutes of the last meeting

The membership considered waiving the reading of the last meeting minutes as they are posted for review on the HOA website and in the HOA Binder in the clubhouse. Louise Muskas moved to waive reading of the 5/2/24 meeting minutes and to accept them as written and posted; Sherrie Anepete seconded. All were in favor, and motion was passed.

Treasurer's report for the period of 5/1/24 to 9/5/24

The ending checking account balance on 5/1/24 was \$11,086.79 and on 9/5/24 was \$6,059.73. The savings account ending balance is \$100. Petty cash balance is \$43.30. *(See detailed treasurer report).*

Membership Report

- **Membership** – Membership prior to the meeting was 135, and is now 141 due to 6 new members signing up at the meeting
- **Sunshine** –Six (6) get well cards and four (4) sympathy cards were sent since the last meeting.
- **New homeowners**– Five (5) new resident welcome packets were handed out over the summer. Sandi asked that members alert her about new neighbours.

Fundraising/Events

- **Grille Report & Information**
 - The Grille was open 5 regular days in May and was closed over the summer except for Ice Cream Socials in July and August.
 - May through August sales totalled \$455. Expenses were \$116. We cleared approximately \$339.
 - Regular service was to resume on 9/9, but due to pool closing we postponed until 9/16.
 - Weekly Specials for the next 4 weeks are Tuna Melts w/chips on 9/16 & 9/17; Salmon & Pineapple Mini-Pies on Seasoned Rice on 9/23 & 9/24; Grilled Rachel Sandwiches w/ Potato Salad on 9/30 & 10/1; Chicken Salad on Croissant w/ Fruit Cup on 10/7 & 10/8.
 - If you have any ideas for menu items, please let us know.
 - Pricing is being reassessed but no major changes are anticipated.
 - We are trying a new format of 4 teams of 2 team leaders, each working one week per month. We still need volunteers to help out. Contact Louise 954-257-5946, Sandi 954-649-7652 or Susan 484-719-6282 to volunteer.
- **Past Events**
 - BUNCO went well through the summer.
 - Ice Cream Socials – Did well in the summer and will continue on the 2nd Sunday in the month, from 1pm to 3pm at the Grille

- **Upcoming Events**

- Event Schedule – The schedule through December has been updated. It is posted in the clubhouse, on our website and in the HOA binder
- Board of Directors Meeting - 9/12 @ 9am in the Auditorium. Members are welcome to audit the open segment of the meeting, but be aware that there may be a closed segment for discussion of confidential legal matters.
- Event Planning Meeting - 9/18 @ 4pm in the Library – We need help in many different ways and would like a volunteer to become our official photographer to cover various events with photos (maybe videos too?) we can post. Contact Sandi if you are interested.
- Oktoberfest - 10/5 will be our first special event of the season. Once again it will be a fun evening of German food, drinks and dancing. Cost will be \$20. Watch for details.
- New Resident Welcome - 10/20 @ 2pm – Please let any new neighbours know about this event so we can welcome them properly. Signs and flyers will be posted.
- Craft Fair/Flea Market/Bake Sale - 10/26 from 9am – 2pm. Set up will be on Friday. 10/25 from 3-5 (except for baked goods which should be brought Saturday morning). All the tables have been sold and there is a waiting list for cancellations. We need donations of crafts and flea market items for the HOA tables, as well as baked goods for the Bake Sale table. We need to get the word out so we get good attendance.
- Game Night - We will continue BUNCO on the last Friday each month, and will add Left-Right-Center on the 2nd Friday nights. Bring \$5 in dimes for Left-Right-Center.
- Community Patrol Class – Rich Zwack reported that a class will start mid-October. It usually runs from 9 – 2 for 4 days. There are applications in the Friends of Security binder. See Rich with questions. It's a fun way to give to the community, help our PSL Police Force, and enjoy a FREE monthly group lunch at various restaurants.

Media Reports

- **Facebook**

- We have 666 Facebook “members” but only 122 of them are HOA members.
- Being a “member” on our Facebook page does not grant permission to post on our page. Anyone can look, but only HOA members are permitted to post. Any resident of our park is eligible to become an HOA member.
- This action was taken to prevent outside advertising and inappropriate comments.

- **Website & HOA News**

- Over the summer we had 443 visitors with 1903 views.
- We're gearing back up with postings of events and information about legal activity,
- HOA HAPPENINGS – Will again be posted weekly at the clubhouse & online.

Committee Reports

- **Fundraising –**

- We have contracted with Tommy's Car Wash to sell car wash tickets as a fundraiser for the HOA. We purchased the tickets for \$10 and they will be sold for \$20. They are being printed now and will be for sale soon.
- There is no action as yet on the Golf Cart Raffle as we are still awaiting our 501C-3 status.

- **Swimming Pool** – A report will be given next month.

- **Safety Committee** – There will be an initial, organizational meeting on 9/9 or 9/16 at 6:30pm.

Old Business

- **Litigation status**
 - New attorney – We have had several meetings with our new attorney, Jacob Ensor and are very pleased with his performance so far.
 - On June 26th we attended a court ordered mediation. It resulted in an impasse. Per court rules, we're not at liberty to discuss the mediation details.
 - On July 2^{9th} there was a "case maintenance hearing" between attorneys and judge. Atty. Bobo withdrew his latest motion for summary judgement.
 - We expect quite a bit of legal activity in the next month. We'll keep everyone informed.
 - We still need to raise funds by donations and fundraising activities to pay attorney fees. Our attorney is confident we will ultimately win. We need everyone's support.
- **Wynne property condition**
 - Monitoring continues and Wynne properties are still not being maintained at the level expected of other residents.
- **Retaliation**
 - There are 13 specific retaliation issues that will be addressed.
 - Reminder – if your skirting is or has been damaged by the landscapers, fill out paperwork at the desk to have the damage covered. Homeowners are not responsible for damage to our properties done by people contracted by the Wynne's to provide services.

New Business

- **Clubhouse roof repairs**
 - Bill was in frequent contact with the Wynne's over the summer regarding the posts in the lobby holding up the roof for nearly 4 months.
 - He pointed out the lack of structural weight bearing capacity of the posts cobbled together with odd pieces of wood. The wood posts were replaced with sound ones.
 - He repeatedly questioned when will the roof be repaired, but has never been given an anticipated date of completion. Most recently he was told that the roof can't be done during the rainy season.
- **Swimming pool status**
 - We were advised the pool would be closed for refurbishing starting 9/5.
 - On 9/3 emptying began apparently in error. The pool company came in and advised park management that emptying the pool when the water table is so high risks pool collapse.
 - Refilling was undertaken on 9/5 and the pool is now open until the refurbishing can be safely done at some future time.
- **Inspection issues**
 - We asked our lawyer, Jacob Ensor, about representing homeowners on inspection issues. He feels it might be a conflict for him so he recommended another attorney, Rob Rydzewski at Treasure Coast Legal to work with us on these issues. The Dispute Committee has already discussed some of the issues with Rob and found him to be knowledgeable and receptive.

- Folks have been told that “grandfathering” of home modifications such as sheds, patios etc. doesn’t exist. However, Florida Statute 95.11 refers to a 5 year statute of limitations involving contracts, which is what our leases are. Modifications in place for 5 years that have never been cited fall under the statute of limitations. Rob recommends getting statements of neighbours and/or pictures to show that modifications have been in place 5 years.
- A resident was told to remove a wheelchair ramp installed for her disabled spouse. It is our understanding that ADA rules protect the rights of disabled folks to have modifications to their properties.
- Landscape pavers are “landscaping” and our prospectus says we can landscape as we wish.
- A lady was told by a man who came to her door that he was there “to evict her.” He had no visible ID and refused to identify himself or show ID. This is illegal, not how an eviction is conducted, and if it happens, one should call the police.
- A resident was told to remove a shed that is in good condition and has been in place for more than 5 years. Verbal approval was given by Mark. When questioned, park management then said it had to go because it isn’t “hurricane certified.” There is no rule in our prospectus or lease and, per information on the City of PSL web site, there is no such thing as “hurricane certification” of sheds.
- **Right of Access**
 - Questions have arisen regarding the right of park management to walk around our properties to inspect. Language in FL Statute 723 prohibits park owners from entering our homes and only permits them to come onto our lots for the utility repairs and park safety. The prospectus and leases do not give them permission.
- **Attorney Rob Rydzewski information**
 - If you do not agree with home inspection findings, contact Rob.
 - Rob said it may be possible to help a group with the same problem and decrease cost
 - Rob will speak with you initially and then advise you if he thinks you have a case
 - If you end up in court and win, you will recoup your attorney’s fees.
 - The Dispute Committee is working to set up a park-wide meeting with Rob. It will be open to all residents, not just HOA members.
 - Rob can be reached at rydzewski@treasurecoastlegal.com; 772-283-2626; 100 SW Albany Avenue, Stuart, FL 34994
- **Getting the word out**
- HOA role - We are still hearing people complain about the HOA making rules and doing inspections. **The HOA does not do inspections or make rules or regulations!** Ours is not that kind of HOA. All rules, regulations and inspections are done by the park management/owners. Please help your friends and neighbours understand this.
- **Block Captains**
 - The idea of reinstating a “Block Captains” program has been discussed off and on. It’s time to implement it.

- The role of the Block Captain will be to share information and be a resource to residents of their designated “block” of homes.
- A plan has been developed to divide homes into “blocks” and we will need volunteers to be the Block Captains. To volunteer, sign up with Bill or another Board member. Spread the word as a number of volunteers will be needed.

Good of the Order

- Chris shared that if the Wynne’s take down one’s shed, it is given to workers or others for their use or sale.
- Charlotte asked if the new Florida regulations for HOAs apply to park owners in communities such as ours in which park owners and not HOAs have all the power. Bill noted that the new regulations only apply to designated HOAs and not to park owners like the Wynne’s or to us.
- Richard shared that there will be a Murder Mystery Dinner Theatre event on September 27. This is something new and should be fun. Details are on a bulletin board in the lobby.
- Jaime said that Karaoke will be starting again and movie night will continue in the lounge until/unless more space is needed. Jaime has also arranged with PSL high school to have pre-sale tickets here at the park for the high school theatre productions. The next production will be Damn Yankees. Tickets will be available October for \$20.

Adjournment - Motion to adjourn made by Jaime Ciarla and seconded by Louise Muskas. All were in favour, and meeting adjourned at 8:10 PM.

Respectively submitted,

Susan George, HOA Secretary
9/12/2024