

SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
OCTOBER 3, 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; Chuck Koons – VP; Susan George – Secretary; Sandi Pierce – Membership Coordinator; Doreen Van Buren – Treasurer
- 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. Maryanne Kierych moved to waive reading of the 9/5/24 meeting minutes and to accept them as written and posted; Michelle Mazone seconded. All were in favor, and motion was passed.

Treasurer's report for the period of 9/5/24 to 10/3/24

The starting checking account balance on 9/5/24 was \$6,059.73, and ending balance on 10/3/24 was \$4018.73. The savings account ending balance is \$100. Petty cash balance is \$43.30. *(Detailed treasurer report on request).*

Membership Report

- **Membership** – Membership total is 144. That is less than ¼ of the 700 homes in the park. All members need to recruit friends and neighbors to join the HOA
- **Sunshine** –Two (2) get well cards were sent since the last meeting.
- **New homeowners**– We still don't receive the listing of new residents from park management, so it falls to all of us to let Sandi know if we see someone move in. You don't even have to get their name, just let Sandi know the address and she'll make contact. There will be a New Resident Welcome held on October 20th. Spread the word and encourage new neighbors to attend.
- **Grille Report & Information**
 - The Grille was open 6 regular days from 9/16 through 10/1. Sales totalled \$178.50 with only 14 orders in 6 days. It is unclear why attendance was so very poor. In the same time frame in 2023 we had sales of \$546 and 66 orders, not counting the \$228 from our monthly breakfast service. This is a huge issue as the Grille is an important steady fundraising source. We are open to suggestions and urge all members to commit to attend the Grille on HOA Mondays and Tuesdays on a regular basis. Jim stated the problem is communication and folks don't know the Grille is open. He suggests notices be put in mailboxes and signage posted at points in the park
 - Our monthly Ice Cream Social is on the calendar for October 13th from 1PM to 3PM, but due to the time conflict with Jaime's weekend lunch service we have discussed moving it to 3PM – 5PM. Hopefully this will work out despite being shortly before supper time.
 - We are again considering holding a Friday evening dinner. Watch for details
 - 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**
 - Left-Right-Center was introduced on Game Night. It was fun but a bit confusing. Decision made to use quarters rather than dimes for the October game.

- Flu shot Clinic was held on 10/2. More than 30 people came. It will be offered annually
- **Upcoming Events**
 - Oktoberfest on 10/5 - We have 45 guests signed up. Tonight is the last time to buy a ticket.
 - Board of Directors Meeting - Will be on 10/10 @ 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.
 - 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. If you wanted to have a table but didn't get one, you can sign up now to reserve one for our Spring fair in March
 - Game Night - We will have Left-Right-Center on Friday night 10/11. Bring \$5 in quarters. BUNCO will be on Friday 10/25. Games are free and held at 7PM in the Card Room

Media Reports

- **Facebook**
 - We have 695 Facebook “members” but less than 1/4 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**
 - In September we had 246 visitors with 939 views.

Committee Reports

- **Fundraising Committee–**
 - The Tommy’s Car Wash tickets should be available on Friday, 10/4. They will be for the \$20 option and will be sold for \$18.
 - We are still waiting for our 501C-3 approval which Chuck is working on.
- **Safety Committee** – There is nothing the police can do about speeding and failure to stop in the park. They can’t enforce driving regulations unless the Wynne’s ask them to come into the park.
- **Swimming Pool Committee** – Anyone who is interested in working to change the park swimming pool rules should sign up with Louise Muskas.

Old Business/Board of Directors Report

- **Litigation status**
 - The Dispute Committee representatives met with our attorney, Jacob Ensor on Thursday, 9/26 and reviewed all documentation related to upcoming legal actions including our Motion to Amend the Complaint, Motion for Summary Judgement, Affidavits, Interrogatories and Discovery.

- Actions will be undertaken by Monday, 10/7.
- We anticipate having more to report at our next General Membership Meeting
- If warranted we might call a special meeting to share litigation information
- There are still residents in the park who believe the HOA does the inspections and makes the rules. This is NOT the case. The Wynne Building Corporation is 100% responsible for inspections, rules and regulations.
- **HOA Accomplishments to date**
 - In 2021 The Wynne's attempted to pass-through 50% of their annual property taxes to residents. This added \$34.35/month, \$412.20/year, on top of the annual 3.5% increase, to each lot rent. Combined, it would have increased monthly payments by 8% to 12% in 2021, and there would likely be another 8 to 12% the next year. In addition, the Wynne's stated they had the right to pass-through 100% of the property taxes, so if they successfully passed-through 50% in 2021, it seemed probable that they would go for 100% in the future.
 - A majority of the residents of Golf Village wanted to fight these injustices. They signed the Statement of Dispute, authorizing legal action and making the HOA the representatives of the community in the legal action per their mandate.
 - We successfully challenged the tax pass-through which was rescinded by the Wynne's.
 - We called for improvements and changes in the park, a number of which were implemented, including
 - Wynne owned houses which were horribly maintained have been improved
 - Park maintenance has been improved
 - Bocce court sidewalk trip hazard was repaired
 - Range fire suppression system fixed
 - Clubhouse electrical issues addressed
 - Street lights repaired and are maintained so they all work
 - Wood shop is now open for use
 - A newly implemented payment for bulk trash removal was eliminated
 - The ability of lawn "care" service to damage your home without consequence was challenged and eliminated.
 - We have provided numerous opportunities for residents to enjoy our community, dances, parties, game nights, the Grille.
 - There have been no mandates to participate or donate.
 - We've worked hard to provide opportunities to enjoy social events, even as we're fighting for your rights.
- **Need to fight back** – The reluctance of residents to fight back against unfair actions, while understandable, is a problem. The less we stand our ground, the bolder the park owners get.
- **Inspections** – We have been told that management is mandating that the inspectors must find something to cite on every house. If you receive an inspection report that you feel is unfair, challenge it with park management and get a copy of the report to us.
- **Retaliation** – Retaliation is illegal. We have identified 13 issues that we believe constitute retaliation. These will be addressed.
- **Fundraising** - We can't continue to fight for everyone's rights without support. Donations are very important. If every household donated \$50, we would have \$30,000 to cover our legal expenses. Other ways to provide support are attending or helping out at the Grille on Mondays and Tuesdays and attending/participating in our events and other fundraising efforts.

- **Block Captains** – The Block Captain program apparently was effective in the past and work is underway to implement it again. Louise Muskas is recruiting volunteers to be Block Captains. It should be a relatively easy role and will be very helpful in improving communication in the community – essentially being a good neighbour, providing a service to friends and neighbours. Details will be worked out and shared when we have enough volunteers to get started.

Good of the Order

- Question asked – *Why was the outside box for rent payments removed?* Apparently the whole process was revamped and the box removed due to security issues with payments.
- Caution shared to keep cars locked as a group of teenage boys were observed breaking into cars in driveways.
- Question asked – *Who should be contacted to address flooding on E. Caribbean?* Suggestion made to take photos and to send them with a concern form to park management. CC the HOA.
- Update on an inspection issue – A resident who has stood her ground about an unfair request to remove her shed has thus far experienced no repercussions.
- Caution shared about a person named Elizabeth who is said to have been walking around the community attempting to scam residents out of their house titles. Suggestion made that anyone encountering any illegal or suspicious actions should immediately call the police and also advise the park management.

Adjournment - Motion to adjourn made by Annmarie Huggins and seconded by Anne Quigano. All were in favor, and meeting was adjourned at 7:53 PM.

Respectively submitted,

Susan George, HOA Secretary
10/23/2024