

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

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; 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. Bobby Clancy moved to waive reading of the 11/7/24 meeting minutes and to accept them as written and posted; Annemarie Huggins seconded. All were in favor, and motion was passed.

Treasurer's report - Doreen

The starting checking account balance on 11/7/24 was \$3006.25, and ending balance on 12/5/24 was \$2731.27. The savings account ending balance is \$100. Petty cash balance is \$31.05. Marie Synder moved to approve the Treasurer's report as written; John Pierce seconded. All were in favor, and motion was passed. *(Detailed treasurer's report is available to members on request).*

Membership Report - Sandi

- **Membership** – Membership total is 153. Sandi hopes numbers will increase with Block Captains.
- **Sunshine** –Two (2) get well cards and one (1) sympathy card were sent since the last meeting.
- **Annual renewal** – The new season begins on January 1, 2025 and annual \$10 dues will be payable at that time.

Grille Report & Information – Susan

- The Grille was open 7 regular days in November. We lost 1 day due to voting. Sales totalled approximately \$250. Expenditures have not yet been calculated. Attendance continues to be poor and the Grille team will be reassessing and possibly suspending our Monday & Tuesday service. The Ice Cream Social was not held as no one volunteered to run it.

Past Events – Event Coordinators

- Bill said that the Fraud Prevention program on 11/11 was very interesting and we learned about many ways senior citizens are scammed and defrauded. We also learned about the Attorney Generals Seniors vs Crime program and how to access help. Information about the program will be on our website under the Reference tab. We plan to have the speaker return in the Spring.
- Susan reported that the Friday Night Dinner Party on 11/15 went well. We had 24 guests for the Crab Cake dinner and took in \$288 in ticket sales. Expenditures haven't been calculated yet but are estimated at about \$100. This will be a monthly event, however the December dinner will be on Thursday 12/19 rather than on Friday due to the scheduled Golf Cart Parade.
- Sandi reported that the Annual Friendsgiving Potluck Luncheon was held on 11/23. There were 43 participants. The food was great and everyone seemed pleased with the event.
- Bill noted that holiday decorating began on Friday after Thanksgiving and everything is looking festive.

Upcoming Events - Event Coordinators

- Vivian reported that the Holiday Mixer, “Jingle & Mingle” will be on Saturday, 12/7. Tickets may still be purchased. The party will be from 7 – 10 and will be an interactive, fun event with games and prizes. Hot and cold hors d’oeuvres will be served and guests are asked to bring cookies to share.
- Bill stated that the next Board meeting will be on 12/12 @ 9am
- Sandi said the December Dinner Party will be on Thursday, 12/19, from 5:30 – 7pm. A nice “comfort food” menu is planned. Watch for flyers with details.
- Sandi reported that there will be no Game Nights in December. We will resume in January.
- Per Bill, the next General Membership Meeting will be on 1/2/25 @ 7 PM in the Auditorium.
- Bill reminded everyone that Annual Club Signup will be on Saturday, 1/4/25 from 9 to 11 AM in the Clubhouse. This is the time to join all clubs of interest. Annual dues are paid at that time.

Media Reports

- Facebook – Bill reminded everyone that posting is limited to HOA members
- Website – Susan reported that In the last 30 days our website had 1924 visitors and 668 views. It has been hard to keep the website up-to-date, so Susan requested that you contact her if you can help with Communication and Media.

Committee Reports

- Fundraising – Jaime reported that our Car Wash fundraiser is going very slowly. She pointed out that it’s a good deal and vouchers are available at the Grille and Café. She noted that since we’re a 501C-3 now, receipts will be given for donations and will be tax deductible. She is planning to hold a committee meeting now that our fundraising options have expanded.
- Amenities Committee – Louise reported the committee met and have developed a petition to make swimming pool and golf rule changes. The petition was read by Jaime. The plan is to go door-to-door to obtain signatures. Anna suggested the petition be available at the Annual Club Signup.
- Safety Committee – Jaime reported that she is trying to line up a PSL police speaker. She explained that we can’t have a police presence here as ours is a private community. She noted that Community Patrol is going out some evenings and putting on the cruiser rooftop flashers so folks will know patrol is occurring. Jaime shared that she has been chosen to take Rich Zwack’s Community Patrol Captain position. A concern has been identified at the juncture of Angelina/Boca Chica and W. Caribbean. The plan is to try to get lines painted to show that it’s an intersection. Another concern is the obstructed view when exiting the parking lot by the shuffleboard courts. Efforts are underway to have the foliage cut back.

Old Business/Board of Directors Report

- **Litigation status**
 - On 11/22 the Wynne’s responded to the discovery motion, basically saying they do’t want to cooperate with that motion. A meeting is scheduled with our attorney and theirs. The judge will have to rule on it if it can’t be resolved by the attorneys.
- **Need to fight back** – Bill restated the importance of standing up for your rights if you feel you are being wronged. We continue to hear about significant inspection issues that appear to be

retaliatory, which is illegal. Bill shared some situations where the Wynne's backed down when owners challenged them. The HOA can help with putting together documentation. Bill has prepared instruction sheets to help homeowners fight various situations. Regina asked if information is available to explain the Florida eviction laws. Susan said the information is available on our website under the Reference tab.

New Business/Good of the Order

- Bill reported that a realtor was found to be telling potential renters that they would need to pay the HOA \$75 plus other fees in order to rent here. Bill has been in touch with the real estate agency to remedy this misinformation. Please re-educate anyone you hear saying the HOA is responsible for things it is not.
- In January we have Board of Directors elections. The positions of President, Secretary and Treasurer are up in 2025 and we need volunteers to form a nominating committee. Regina Conrad and Marie Snyder agreed to serve on the committee.
- Jaime shared that the Elf on the Shelf contest is still going and the elf has not yet been found. She also noted that there is no specific date in the Prospectus stating the pool heater is to be turned on. The prospectus does say we have a "heated swimming pool" so it should always be heated. Jimmy said he checks it and it is now consistently 85 degrees.
- On behalf of the Board of Directors, Bill wished everyone Happy Holidays

Adjournment - Motion to adjourn made by Anna Parker and seconded by John Pierce. All were in favor, and meeting was adjourned at 7:52 PM.

Respectively submitted,

Susan George, HOA Secretary
12/11/2024