

**SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
**GENERAL MEMBERSHIP MEETING**  
**MAY 1, 2025**

**Call to order**

- The meeting was held in the Auditorium and called to order at 7:08 PM.
- Welcome – Bill welcomed the new and renewed members and thanked them for joining.
- Board of Directors introduced: Bill Neal – President; Chuck Koons – VP; Susan George – Secretary; Sandi Pierce – Membership Coordinator. Absent - Doreen Van Buren – Treasurer
- The Pledge of Allegiance was recited.

**Minutes of the last meeting**

The membership considered waiving the reading of the minutes as they are posted for review on the HOA website and in the HOA Binder in the clubhouse. Mary Ann Kierych moved to waive reading of the 4/9/25 meeting minutes and to accept them as written and posted; Sherrie Anepete seconded. All were in favor, and motion passed.

**Treasurer's report** – (Susan read the report in Doreen's absence)

- The starting checking account balance on 4/6/25 was \$2431.12; ending balance on 4/25/25 was \$2270.44; savings account ending balance was \$100; petty cash was \$31.05. Maureen Souma moved to approve the Treasurer's report as written; Linda DiPietro seconded. All were in favor, and motion passed. *(Detailed treasurer's report is available to members on request).*

**Membership/Sunshine Report** – Sandi

- Sandi reported that we have 135 current members.
- Sandi sent out 4 Get Well cards in April. Members were reminded to contact Sandi if they know of someone who is ill or has had a family death, and she'll send a card from the HOA.
- New resident welcome packets will be given to 2 of our new members who are also new residents. Sandi asked that anyone who knows of a new resident please let her know at least the address so she can follow up with a welcome package. We have no other way of knowing about new residents.

**Recent Events**

- Annual Spring Fling - Sandi reported that the "Rock and Roll Revival" themed event was a lot of fun, with games, dancing, costumes and lot's of old time, high carb comfort food. It was the last big HOA event of the season.

**Upcoming Events**

- Board Meeting – The next meeting will be on 5/8/25 at 9am.
- POW/MIA Flag Raising – Bill reported that approval for the POW/MIA flag was finally obtained. It is scheduled for May 15<sup>th</sup> at 10am, however we are waiting for final approval of the date and time. Notices will be posted as soon as we get confirmation.
- HOA Friday Night Dinner Party - The May dinner will be on 5/16. The theme is "Mexican Fiesta." As always, it will be a full dinner, including appetizer, soup, a variety of entrée dishes and sides, dessert and beverages, both non-alcohol and alcoholic, all for only \$15. Seating is limited but we will go up to 30 guests if needed. We plan to continue the dinners through the summer, featuring various international menus. The proposed dates are posted in HOA Happenings and on the website.
- General Membership Meeting – There will be no regularly scheduled meetings over the summer. The next meeting will be on 9/4/25. However, if the need arises, we will call a Special General Membership Meeting.

## Media Reports

- Facebook – We try to see that all HOA activities and news are posted on our page. Bill reminded everyone that posting is limited to HOA members only.
- Website – In April we had 174 website visitors with 562 views. Susan noted that the website content has not been as current as it should be, and she is working to get everything up-to-date.

## Committee Reports

- Fundraising – Jaime stated that we need to sell more Car Wash Vouchers. She then tendered her resignation as chair of the committee, citing issues she has with some of the Board of Directors.
- Swimming Pool & Golf Rules – Louise had nothing to report
- Safety – Jaime did not report

## Old Business/Board of Directors Report

- **Litigation status**
  - All required filings have been made and we are waiting for the judge's ruling.
- **Inspection issues –**
  - We continue to believe the Wynne's actions are wrong. Bill said he has questioned various actions but has not received answers. Although he asked as an individual resident, the response was that the concern line "is for residents" not the HOA.
  - There continue to be resident complaints of inspectors walking around their homes as early as 7:30am, looking in their windows.
  - The statute regarding the park owner's right of access to a homeowner's rented lot is found in Statute 723.025. A link is available on our website under Reference Documents & Links. The Wynne's have been made aware of the statute.
  - The Spanish Lakes Country Club HOA has a meeting scheduled with park owners next Wednesday. We are also planning on setting up a meeting with the Wynne's.
  - One of our residents has retained an attorney to fight an eviction notice.
  - Bill again requested we receive copies of any inspection reports with unreasonable demands. Documentation is critical to support our position regarding the inspections.
- **Fundraising**
  - We need to continue to fight for what's right.
  - We cannot continue without financial support from our community

## New Business

- **Survey**
  - The survey to quantify the impact of actions by park management on Golf Village residents is underway
  - Block Captains have been distributing the survey however we don't have enough Block Captains to cover the whole park, so many residents haven't gotten it yet.
  - Thus far 80% of residents contacted have completed the survey.
  - Initial returns indicate that many of the concerns are widespread in our park.
  - Survey results will be made available to legislative representatives and media.

## Good of the Order

- **Discussion about inspections**

- After recently buying her home, one resident was told she now has to remove everything from her yard and start with a “clean slate.”
- An 8-year resident was told to change his skirting. When he questioned how something that was fine for 8 years could now be considered not OK, he was told it is “a new rule.”
- Discussion ensued regarding the statute requiring a 90 day notice to the HOA and all residents of any rule change. No notices have been given regarding any “new rules.”
- Discussion ensued regarding the 5 year statute of limitations in Florida law, which the Wynne’s continue to flagrantly ignore.
- The resident who was told after moving in around 4 years ago that a railing had to be removed from her patio, and has now been told there needs to be a railing in the same place, reviewed legal requirements for placing a railing. She found that no railing is required if the rise is less than 30 inches. She advised the Wynne’s of this. However, she has contracted to have a railing installed. The materials have yet to be delivered, and the installation then scheduled. She requested an extension but was denied.
- A resident stated that she received a 3<sup>rd</sup> notice that included a new demand to repair her screen door, which had just broken 2 days before the notice. Park management continues to demand that she change the type of driveway that has been there for years.
- Question asked – “Will there be compensation for the cost incurred by homeowners complying with demands that were not legally valid?” Answer – No one knows.
- It was again questioned if anyone has been evicted for inspection issues. From an online search, no cases were found in which someone was evicted for inspection issues. Some evictions due to failure to pay lot rent were found. Bill reminded everyone that’s why it is important to get legal help if this occurs. There are some attorney names and contact information as well as information about Florida Rural Legal Services on our website. There is also information we found online about what else to do if one’s rent is refused. Members were advised to check the website under Reference Documents & Links.
- Discussion ensued about the process for Block Captains distributing the surveys. Bill stated that each Captain may proceed in whatever way works for them.
- A resident shared that a PT who was in a home to treat a resident had to briefly park on the grass, and the car was stickered. Yet there are cars repeatedly parked on the grass for days on end that aren’t being stickered. This makes no sense.
- Discussion ensued about the longstanding terrible appearance of a home on E Caribbean. This has gone on for years without being remedied, and has been brought to the attention of park management. Members question how this is possible when homeowners with well maintained homes are being harassed and threatened for minor or invalid infractions.

**Adjournment** - Motion to adjourn made by Sherrie Anepete and seconded by Leonard Suschena. All were in favor, and meeting was adjourned at 8:05 PM.

50/50 - \$30 was won

Respectively submitted,

Susan George, HOA Secretary  
05/3/2025