

SPANISH LAKES - GOLF VILLAGE HOMEOWNERS ASSOCIATION, INC.
GENERAL MEMBERSHIP MEETING
SEPTEMBER 4, 2025

Call to order

- The meeting was held in the Card Room and called to order at 7:03 PM.
- Welcome – Bill welcomed the new members and thanked them for joining.
- Board of Directors introduced
- The Pledge of Allegiance was recited.

Minutes of the last meeting

Jaime Ciarla moved to waive reading of the 5/1/25 meeting minutes and to accept them as written and posted; Dottie Regis seconded. All were in favor, and motion passed.

Treasurer's report

- The starting checking account balance on 4/25/25 was \$1815.18; ending balance on 9/4/25 was \$2235.97; Membership Savings Account ending balance was \$100; Golf Cart Raffle Account balance was \$800; Petty Cash was \$31.05. John Pierce moved to approve the Treasurer's report; Louise Muskas seconded. All were in favor, and motion passed. (*Detailed treasurer's report is available to members on request*).

Membership/Sunshine Report

- Sandi reported we have 135 + 7 new members for total of 142. Linda Forino and Anchor Realty Southeast were thanked for providing refreshments. Any member with a business is invited to provide refreshments and display their business information for upcoming meetings.

Recent Events

- Friday Night Dinners - Sandi reported that we held fun, delicious and well attended dinners throughout the summer. We plan to continue them year-round.

Upcoming Events

- Sandi encouraged everyone to sign up to help with upcoming events. An event schedule was handed out
- Board Meeting – The next meeting will be on 9/11/25 at 8:30am.
- Block Captain Meeting – Will be held on 9/13 at 2pm in the Library. This is an important effort to improve communication in the community. We still need more Captains.
- HOA Friday Night Dinner Party - The September "Buon Appetito" Dinner Party will be on 9/18. It will feature Italian food and will be hosted by Sandi & John Pierce.
- General Membership Meeting –The next meeting will be on 10/2/25.
- Vaccine Clinic – Another vaccine clinic will be held on 10/16 from 10am – 2pm. Flu vaccine as well as all other kinds of vaccines will be available at no cost. Bring ID and insurance info.
- Flea Market & Craft Fair – Will be on 10/18/25. Kent Taylor has volunteered to coordinate the event. Tables will again be \$20. There will be HOA Flea Market, Crafts and Bake Sale tables. Kent will need help.
- Halloween Party – We will have a Halloween Costume Party on 10/31. Linda Forino has agreed to coordinate it and will need volunteers to help out.
- Other Events - Game Night will resume with BUNCO on the last Friday of each month. Later on we'll restart Left-Right-Center on the 2nd Friday of each month. We will again host a "Friendsgiving Luncheon" on the Saturday before Thanksgiving, and hold a Holiday Mixer in December.

Media Reports

- Facebook – Bill reviewed rules for posting on the HOA page, i.e. HOA members only.
- Website – Susan reported that over the summer our website had 716 visits, with 2083 views. The HOA HAPPENINGS is now monthly, and is on our website and Facebook, and on clubhouse bulletin boards, and in our HOA binder. Printed copies were handed out.

Committee Reports

- Fundraising –
 - Susan reported that the committee met monthly over the summer. Members decided to broaden the focus to include ways to help residents and utilize funds in charitable ways. We need more members.
 - Sandi explained the “Gracious Living” charity that loans out durable medical equipment at no cost.
 - Chuck reported on the “Golf Cart or Cash” Raffle. *See attached*
- Swimming Pool & Golf Rules – No report
- Safety – No report

Old Business/Board of Directors Report

- **Litigation status**
 - Bill reviewed the progress of the lawsuit. Wynne continues to try to slow down progress and drive up our costs by appealing rulings not in their favor. The judge has indicated that he wants the case to go to trial by September 2026.
- **Inspection issues**
 - The inspections are a burden to just about everyone.
 - Inspections are now a continuous cycle. When a round ends they start over.
 - We continue to believe that Wynne inspectors don’t have the right to come on our lots without valid reason as stated in Florida statute 723.025. A link is available on our website under Reference Documents & Links. Wynne is aware of the statute but states it “doesn’t apply” to them. No rationale given.
- **Satisfaction Survey**
 - Bill reviewed the basics of the survey.
 - Survey results – 139 residents completed it. Result examples - 47% have been threatened with eviction; 40% have felt sick due to Wynne actions; 68% feel that actions are retaliatory; 79% feel that Wynne does not respect residents.
 - We requested a meeting with Wynne to review the findings and try to improve the situation. Wynne refused to meet, saying they were advised not to by their attorney.
 - Survey results have been distributed to legislative representatives and media.
 - Blank surveys are available to anyone who did not fill one out.
- **New Business**
 - We received a threatening letter from Wynne, claiming they will hold the HOA responsible if any harm comes to one of the inspectors at the hands of an irate resident. Our attorney responded accordingly.
 - Welcome Program – Sandi has revamped the Welcome Packets. They have updated information, are more comprehensive and have some goodies, such as a coupon for the Café donated by Jaime. Block Captains will be giving them to new residents.

- Community Patrol – Jaime explained the program and invited residents to volunteer. The next class will be on 9/22 through 9/25. Another class will be held in the Spring. She shared that night patrols put on the blue cruiser lights; we don't get out of the cruiser; if you have a question or problem, flag the patrol down
- Streetlights – Are now numbered. Report faulty lights it by number to the front desk.

Good of the Order

- New resident asked how there could be only 3 issues cited on regular inspection, but 2 days later, on a "change of ownership" inspection, there were 47. Suggested that realtors might be in league with Wynne. Another member stated that this was not the case with any realtors she knows. Wynne says that these are different types of inspections, with different criteria.
- Member shared that her realtor arranged for a home inspection and the vendor did a bad job. Another member advised that buyers should independently arrange a home inspection.
- Numerous concerns voiced about cars being parked on lawns. Member noted that the HOA has no control over this issue. Residents can file concern forms about this. Jaime explained that the Community Patrol looks at parking on lawns. If there is a reason for parking on the lawn, e.g. working on driveway or house, no action is taken. If there is no apparent reason and especially if there is room in the driveway but a car is on the lawn, it is noted.
- A member complained that one of the inspectors was very nasty during a pre-sale inspection.
- A member asked why there isn't a list of what is and isn't allowed. This is a long-standing issue, but Wynne refuses to put rules in writing.
- Numerous concerns voiced about speeding and running stop signs. This is an ongoing complaint. Jaime shared that an effort is being made to allow city police to come into the park to help address traffic violations. We tried to get speed bumps installed, but Wynne said no. If you get the license number of a speeder, bring it to the front desk.

Adjournment - Motion to adjourn made by Maureen Souma and seconded by Lisa Waytuk. All were in favor, and meeting was adjourned at 8:10 PM.

50/50 - \$8 was won and donated.

Respectively submitted,

Susan George, HOA Secretary
09/10/2025