

SPANISH LAKES GOLF VILLAGE HOMEOWNER SATISFACTION SURVEY

Recent actions by the Wynne Building Corporation, owner of Spanish Lakes Golf Village mobile home park, have caused a significant decrease in many homeowners' sense of security and well-being.

It is very important for all to know that the Homeowners Association (HOA) in a mobile home park is significantly different from other HOA's. For example, **OUR HOA is NOT responsible for park maintenance or management**. The purpose of our HOA, **by law**, is to advocate for the best interests of our homeowners vis-à-vis the park owners, the Wynne Building Corporation. This includes communicating with the Wynne Building Corporation regarding homeowner issues and concerns.

Please help your HOA fulfill its legal duties and be more effective in its role by completing the following survey. It is designed to clarify and document the experiences and opinions of Golf Village homeowners about certain issues, and to gauge homeowners' overall sense of well-being. For each of the following statements, please check the box if it applies to you, and/or if you know of someone else this applies too. You can select both. Please check all that apply. At the end you will see a space for your name and address, with the option of allowing or declining the sharing of your identifiers.

When you've completed the survey **please email it back to us or drop it off at 12 El Segundo.**

- I have been told by a park employee, park inspector, or someone else associated with the park owners, the Wynne Building Corporation, that I will be evicted because of a home inspection conducted by park staff. I know someone who has experienced this.
- I have felt sick, or my health is being seriously affected by the actions of park owners, the Wynne Building Corporation. I know someone who has experienced this.
- I have been reduced to tears and/or uncontrollable shaking because of the actions of a park employee or park management. I know someone who has experienced this.
- I have felt it was unsafe living in Golf Village because of, but not limited to, park employees looking in my windows. I know someone who has experienced this.
- I feel or have felt anxious, harassed, terrorized and/or depressed because of the actions of park management in Golf Village. I know someone who has experienced this.

I have had trouble sleeping due to tension and stress caused by park management. I know someone who has experienced this.

I have been yelled at or screamed at by park employees or management. I know someone who has experienced this.

I believe that park owners are illegally retaliating against Golf Village homeowners because we are suing them for what we believe to be illegal rent increases. I know someone who has expressed this.

I believe that park owners have no respect or consideration for retired people living in Golf Village who just want to be treated with fairness and decency. I know someone who has expressed this.

I believe that the park owners are uncaring and lack compassion in their treatment of Golf Village residents. I know someone who has expressed this.

Because of park management's actions, I believe that Golf Village is no longer a pleasant and attractive place to live. I know someone who has expressed this.

I believe that house "inspectors", hired by the park owners to enforce maintenance and appearance "rules", are: unqualified, lack appropriate experience, are improperly trained, use inconsistent and contradictory standards, are not given clearly defined, concise, and unambiguous written guidelines, and often appear to be confused. I know someone who has expressed this.

I have been subject to more than one house inspection within a few days, with each inspection having different, confusing, and contradictory results. I know someone who has experienced this.

I have had an inspection demanding that certain things that are not now and never were present be removed. I know someone who has experienced this.

I have been told, upon threat of eviction, to remove or modify things (including but not limited to, sheds, pavers, window air conditioners, etc.) that have been present for five or more years. I know someone who has experienced this.

I have experienced or am aware of inconsistent inspections, meaning something that is a

“problem” with one house is OK at another house. I know someone who has experienced this.

I have had a “nitpicking” house inspection that demands, upon threat of eviction, ridiculous actions such as removing bugs from a light fixture, adding a handrail at a ground level door, painting a mailbox brown, etc. I know someone who has experienced this.

I have had an inspection that calls out something that has never been a problem during many previous inspections, because of a new “rule” that is not written anywhere. I know someone who has experienced this.

I have been told to remove something because there was no written permission given, even though a previous park manager gave verbal permission or said no permission was needed, and now the park management denies that verbal permission was ever given. I know someone who has experienced this.

I have been made to pay a “bulk trash” pick-up fee even though the Golf Village Prospectus clearly says that trash removal is included in my rent. I know someone who has experienced this.

I have had the sale of my home fall through because of unreasonable, unjustifiable, and ridiculous “change of owner” inspection demands. I know someone who has experienced this.

I have had uncompensated damage to my home caused by the park owner’s lawn care contractor. I know someone who has experienced this.

I believe it is unfair, retaliatory, and discriminatory that my Golf Village HOA is not allowed to publish information beneficial to the community in the park owner-controlled newsletter. I know someone who has expressed this.

I believe that the Prospectus requires the swimming pool to be heated whenever the water temperature demands it. Refusal by management to turn on the heater before November 15th unjustifiably limits use of our swimming pool that our rent is paying for. I know someone who has expressed this.

I believe that the condition of Golf Village infrastructure and of the houses in Golf Village that are owned by the Wynne Building Corporation are in unacceptable condition. This is a

failure to meet the very specific requirements of Florida Chapter 723 as well as the Golf Village Prospectus. A fifteen-page report documenting the abysmal maintenance condition of park owned infrastructure and houses as of February 16, 2025 was recently issued. I know someone who has expressed this.

PRINTED NAME: _____

STREET: _____

TOWN: Port St. Lucie, FL 34952

I give permission for this survey, including my name and address to be made public.

I do not wish to be subject to harassment and retaliation by the park owners and decline to give permission for my name and address to be made public.

SIGNATURE: _____

DATE: ____/____/____