

SPANISH LAKES COUNTRY CLUB VILLAGE  
HOA, INC.  
MEMBERSHIP MEETING  
APRIL 24, 2024

**Board Members Attending:** President Bob Heslop, Vice President Dot Theriault, Secretary Sue Grove, Treasurer Joe Gormley, Activities Director Audrey Perdersen, Assistant Activities Director Tricia Getzewich, Membership Director Deb Pineda.

**Board Members Absent:** Deb Finn

**President, Bob Heslop**

Meeting called to order at 7:00 PM by President Bob Heslop with the Pledge of Allegiance followed by a moment of silence.

3 new members recognized.

No representative from the sheriff's department is available tonight.

Brought to the attention of the members, there have been some strange sightings around the park. John may elaborate more on this but a reminder, see something, say something – call 911

Introduced John Morton from The COP.

**John Morton, SLCCV COP**

To date just under \$11,000.00 in donations have been received.

New Member, Nancy Powers. Two more interested in joining and will start their training during the next session.

Reports of cars with spotlights driving late at night. A possible reason could be lawn watering violations but keep in mind, it could be something more serious. If anyone sees this, don't take any action yourself, call 911.

Several cars have been vandalized, all of which were unlocked. John reminded members to lock up.

## **President, Bob Helslop**

Bobby Martinez has been appointed the new parliamentarian. He replaces Bob Miller who passed recently. Many fond memories of Bob.

Meeting held at Fairways with Service Corp regarding problem with personnel getting agreement with county. Alex has sent an email getting things in motion.

Getting the agreement is of the utmost importance. Wynne does not want to continue their management. The agreement will expire in 2025.

There are rules regarding the use for each individual homeowner. In the past, this was not a major problem. It now has become one with the expanding number of homeowners in the county. We must follow the designed guidelines. If they are not followed, there are legal consequences that can be imposed which relate to fines. State regulates the depth that wells can be drilled.

Water conservation is a must. All residents should adhere to the guidelines of the park. A list was compiled and available tonight. Members can pick one up after the meeting. It will be posted at a time and place to be determined. The basic guidelines are color coded. Yellow, Caution and follow outlines for park usage. Orange, NO Lawn watering but can wash house and car. RED: NO outside watering at all. (lawn, house or car).. 100,000 gallons of water are being used outside, which averages 100 gallons per household. If this was metered, the price would be astronomical. Hence, we need to follow the guidelines, so our usage isn't unreasonable. If we don't, we could be without water altogether.

If you see a neighbor watering, put one of these lists in their mailbox.

Whatever you've heard, this is not Wynne's problem. Homeowners own the system and need to be aware of that fact.

There were several questions asked:

1. Why is watering out front and golf course still going on?
  - a. They are not using the well water used by residents.
2. Can residents bucket water from the ponds?
  - a. Yes. Can use personal pumps also.
3. Several questions regarding the smell of water coming out of house taps.
  - a. Probably caused when they change from one pond to another, and the PH might not be at the right level. If you have a problem, call the office and they will send someone to test your water coming from your tap.
4. Is the cost going up when the county takes over?

- a. Yes, but much lower than most county residents. Originally, we were hoping for 5 years at 35\$ and then next 5 years at 45\$. There are still issues within the county...negotiations are continuing.

### **Vice President Report, Dot Theriault**

District 4 FMO meeting at Fairways April 26, 2024 at 10:00 am.

At this meeting there will be discussion on current legislation, help craft future legislative items, and hear the most recent updates on insurance. A representative from Professional Insurance will be on hand to answer questions. An invitation has been extended to the office of State Representative, Dana Trabulsky; hopefully there will be someone from her office able to attend.

### **Legal Update, Dot Theriault and Bob Heslop**

Spanish Golf Village and Spanish Lakes Country Club (ours) have changed lawyers. These 2 parks made a joint decision to leave Robert Burandt and hire a more local attorney. Jacob Ensor, with the law firm, Ross, Earle, Bonan, Ensor and Carrigan.

On April 14<sup>th</sup> We met with Jacob at their Vero Beach office. In attendance: Sandy Pierce, Bill Neal from Golf Village and Bot Heslop, Dot Theriault from SLCCV. Brandt received and signed notice of the change in representation. He acknowledged by email we have retained a new attorney as is our right. The court also received and recorded the change.

Spanish Lakes 1 is unsure of how they plan to proceed. They decided in mid-April to drop out of the lawsuit. However, there are some complications in this action.

Jacob Ensor is shocked no ruling has been made yet on Wynne's Motion to Rehear. He has petitioned the court for a Case Management Conference, which is a hearing to determine the next steps and get things moving again.

The current Judge, Steven Levin, will most likely recommend mediation, most likely multiple times. He will also require a rep from each party be in attendance.

Jacob has reached out to Wynne's attorney, Alan Bobo, to schedule a time to speak.

They have yet to speak, but Bobo emailed Jacob to say he was planning on filing an amended motion for summary judgement to have the judge consider arguments advanced by Plaintiffs (us) at the prior summary judgement hearing. HE believes that will moot the need for rehearing and they will withdraw the Motion to Rehear that he filed last fall.

### Village Voice Issue

Jacob does not want this small claim suit to negatively impact our rent issue case. So he will always be having that in mind. He believes this could impact on the first case. Wynne will have to consider how their bad faith actions ultimately take up time and money that does not benefit their business interests. Jacob has emailed Bobo to set a time to talk with Wynne's to do the right thing and eliminate the need to go to court.

### Secretary Report, Sue Grove

Minutes of the Annual membership meeting and minutes of the Annual Board Meeting have been posted on the SLCCV.ORG website.

### Treasurer Report, Joe Gormley

At the end of the fiscal year there was approximately \$17,027 cash on hand. Please note these figures have changed slightly and the new figures are posted on auditorium screen. Those figures show the current status of the HOA. Recommended raising the membership dues for the coming fiscal year to \$10.00

### Activities Report, Audery Pedersen

Dr. Rock's Musical Chaos was a success.

Mother's Day: April 11<sup>th</sup>, luncheon. Need help setting up May 10, 7:00 pm

Father's Day: Saturday June 5<sup>th</sup>, Possible luncheon

Music Trivia in August

### Communications Report, Dot Theriault for Deb Finn

Deb is working on a new website and hopes to have it ready in a few weeks. Bob McNulty has resigned from this responsibility.

### Membership Report, Deb Pineda

Current Membership, 475. Starting door to door campaign. Only has 10 streets covered. If anyone is interested in helping, see Deb after the meeting.

## **CLUBS AND COMMITTEES:**

### Veterans Club: Charlie Mongrain

Next Veterans meeting will be May 8<sup>th</sup>. Pizza will be served at 6:30 and meeting will start at 7:00pm.

New residents that are veterans are invited to join.

Club is still working on the nonprofit filing to attain 501(c). Charlie thanked everyone for the donations made.

Victory Cruise was a success. Club looking into a land casino trip.

The committee is currently working on a Memorial Day Program to honor Veterans.

### Village Cart: Bob Heslop for Kathy Searl

Held a welcome gathering for 8 new members on April 14, in the lounge. Next meeting will be July 14, 2024, at 1:00pm. If you know of a new owner, let them know about this. Wynne no longer gives the Village Cart a list of new owners.

### Neighbors Helping Neighbors: Joyce Warriner

Emergency sheets are currently being handed out by volunteers. Please fill out as this helps locate contact person when or if needed. There are 57 areas in the park of which 3 are still open. If interested in helping contact Joyce.

### Ease the Burden: Donna Tarasek

This group helps with a Celebration of Life for those that have passed in the community. Any owner in the park can use this service, no charge. Contact Pat Clymer at front desk. Committee sets up, asks for donations of food and beverage.

### Guest Pool: Bonnie Peters

Ladies Tea and 2<sup>nd</sup> Chance Clothing Sale big success.

The Edward Twins are coming in 2/2025.

Old Business: Bob Heslop

Bob read the audit report as submitted by the audit committee.

Article VIII of the By-Laws of SLCCV HOA, Inc. requires an annual audit of the books be done.

The Audit Committee examined the financial records for the fiscal year April 1, 2023 to March 31, 2024.

All cash receipts were verified to deposit to the bank account. Deposits were made in a timely manner according to the HOA By-Laws. Bank reconciliations are done in a proper manner. All cash disbursements were examined and matched documentation. Check disbursements verified to bank statements and the financial records and the HOA checkbook.

This audit was not designed to detect fraud. It is designed to determine that the HOA Treasurer follows proper accounting procedures. No evidence of misappropriated funds or fraudulent activity was detected. The HOA Treasurer answered all questions raised during our audit.

Robert J. Cuddy, Jr., was commended for his excellent practice of accurate internal controls and proper accounting procedures.

The Committee also commended the new HOA Treasurer, Joe Gormley, for assuming the duties of the Treasurer mid-year, and we look forward to working with him during future audits.

This report was signed by the Audit Committee..... Richard L. Small, COP and Judy S. Strouth, Homeowner.

The board approved the report. Copy has been placed with the minutes of this meeting. Same personal have agreed to serve on the audit committee for the coming fiscal year and thus been nominated. Anyone interested in being nominated, see Mr. Heslop.

New Business: Bob Heslop

None

Meeting Adjourned: 8:14 PM

Attendance: 123