

SPANISH LAKES COUNTRY CLUB VILLAGE HOA, INC.
GENERAL MEMBERSHIP MEETING

December 4, 2024

Board Members Attending: President Bob Heslop, Vice President Dot Theriault, Secretary Sue Grove, Treasurer Joe Gormley, Activities Director Audrey Perdersen, Membership Director Patty Maly

Board Member Absent: Deb Finn

President Bob Heslop

Welcomed everyone and called the meeting to order at 7:03 PM by President Bob Heslop asked members to stand and join in the Pledge of Allegiance followed by a moment of silence in memory of the lives lost due to the tornado that hit our park.

Welcomed 1 new resident to our park.

Introduced members from the Building Department and asked them to explain the need of a permit or not.

Their information is as follows:

If you are replacing something to your home, and it has the same weight, as the item being replaced, no permit is required. If you replace anything that is structural, and not the same that was there, you need a permit. IE: single pane window, replace with double pane window. You will need a permit.

Structural damage to the existing home would require an engineer to come out and examine what would be needed to get things up to code. This would require a fee paid to the engineer and a permit to do the repairs.

Level one, Repair and replace: no permit

Level two, Repair and replace adding extra weight, permit is required.

Red Tag: Structure unsafe open to elements. Must be inspected and approved to get red tag removed.

Representatives will be at the back of the auditorium and available for questions.

Sheriff's Department: Tom Ruther

Thanked the COP for continuing to protect the community.

9- 911 calls. No arrests were made. One 38 caliber gun found in the debris being removed from park. Owner unknown.

Online shopping. Only use websites you know.

Don't open any mail unless you know the sender. If a website, check first to see if it was actually sent from authentic vender.

Only take needed cash from cash machine.

Don't wear expensive jewelry.

Ladies shop during daylight. If possible, take a friend with you.

Enter your vehicle immediately and lock your doors. Then deal with packages. purse, etcetera. Pay attention to your surroundings. If something doesn't feel right, contact store security for assistance.

Make sure your car has plenty of gas.

See something, say something and call 911.

Always secure home, sheds, golf carts. Don't leave any item in your car that can be taken.

Legal Update: Dot Theriault

Earlier this fall, our attorney Jacob Ensor made two requests with the court.

Productions of Documents and Interrogatories that Wynne Corp is required to respond to. On November 22, 2024, they filed their responses.

The responses are full of objections and contain very little real answers. Our request for Production of Documents contained 11 requests. Wynne Corp objected to every single one. The Interrogatories has 10 questions. They answered only three and objected to the rest. Our attorney is reviewing these objections to determine which have merit and which are without merit. For those that don't have merit, Jacob is required to make a good faith effort to resolve with opposing counsel, Alan Bobo. If they can't resolve, it will then be set for hearing.

Secretary report: Sue Grove

Once the Board has approved the minutes, members can read the minutes of the membership meeting on the web site. SLCCV.org

Treasurers report: Joe Gormley

Here we are, 3/4 of the way through our fiscal year already. Our annual membership dues will increase slightly in the upcoming calendar year. The HOA is not immune from the cost increases we have all experienced over the past few years. This modest increase is unfortunate, but it is also long overdue. The cantina operated by HOA volunteers Monday through Friday. If it was not for their efforts, the annual dues would substantially be higher. We owe them our sincere gratitude for the countless hours they have devoted daily for the enjoyment of all HOA members, residents, guests, and when employees. I would also like to thank the various individuals that have donated funds to the HOA in recent weeks. Donations are always welcome and appreciated.

Treasures financials as shown on the projected board are as follows:

Cash on hand:	\$4,584.49
CD:	\$10,350.71
Money market:	\$2,653.23
Income:	\$19,535.11
Expense:	\$31,667.43

Communications Report, Bob Heslop for Deb Finn

HOA Facebook pages are hard to get on. Unfortunately, there have been posts that are not acceptable. IF you see something offensive, call Bob Heslop and report.

Activities report: Audrey Pedersen

February 13th: Dance, music by Dr Rock. Tickets \$10.00. Prize drawings every ½ hour or so. Needs help around noon on the 13th to help set up.

December 21th 2:00 pm Doggie Park Christmas. The Grinch and his little dog Max AKA Summer will be at our dog park. Bring your fur baby by to see them and take some pictures.

December 25: Christmas Dinner 4:00 PM. Committee will deliver if not able to attend in person, Call Audrey. These meals will be delivered following meal in the auditorium.

January 11th 2025, Free social evening.. BYOB and snacks.

Membership Report, Patty Molty

2025 membership is now on sale. Cost is \$10.00 to help cover the cost of the ROBO call program. Numbers were handed out with 2025 memberships and advised to put those numbers into their phones so that the numbers won't get blocked. Need volunteers to canvas the entire park to get names and phone numbers to list on the ROBO calling program. If interested in helping, there is a signup sheet is at back of auditorium. Hoping to start canvassing at the end of January.

CLUBS AND COMMITTEES

COP: John Morton

The Thanksgiving dinner was very successful. It was free and served by the Fire Department. Donations were provided by numerous stores.

Toy Drive Saturday 7th. Pickup Limited on streets but hoping golf cart owners will assist on off streets not navigated by Sheriff's Department.

Contributions to the COP will start in January. These funds will provide gas for the vehicle provided by the Sheriff's Department.

COP now has 16 drivers, that run 3 patrol shifts daily in our park.

Veterans Club; Charlie Mongrain

Veterans supported 3 different groups. They are Fisher House, Honor Flight and Wreaths across America. This year the veterans Club donated \$500.00 to each group.

They will be serving food at the January 11th Happy Hour.

Thanked folks for donations to the club.

Wished everyone a Happy Holiday.

Guest Pool Committee: Bonnie Peters

December 20th: Cookie walk. 9am -12pm

Donations of HOME MADE cookies can be delivered to 46 or 64 Lagos Del Norte the 18th or 19th of December. OR before 9am December 20th at the auditorium

Happy Hour will be catered on the same date as the cookie walk and cost is \$6.00. Shepherds pie, salad and dessert being served.

The Edwards Twins Show is on February 4th. 7:00 pm. Tickets are \$35.00 and \$40.00. Deb is selling tickets at the back of the auditorium tonight.

NEW BUSINESS: Bob Heslop

The transfer of the Water and Sewer system looking good for January or February of 2025.

The Shareholder's Meeting is January 7th, 2025, at 4:00 pm in the auditorium. Suggest as many HOA members attend as possible. This meeting date is in violation of by-laws.

County, FEMA and Wynne Corp are working together to remove debris from the park.

If you have been charged \$3,00.00 to have debris cleared from your sight, call Bob Heslop and report. Removing three houses a day, will take approximately 3 months to clear park.

4 large Cows will be auctioned off at the Winter Wonderland party December 7th. Party Starts at 5:30pm.

Nominating Committee: Donna Knapp, Suzanne Alexander, Nate Foote, Donna Carroll and Ed Carroll

Positions: Vice President, Secretary and Treasurer to be presented at the next meeting.
Contact anyone on the nominating committee to place your name for a position.

OLD Business: Bob Heslop

Rules violations should not be cause for eviction.... BUT as a Reminder, check if your rent payments are being cashed. Wynne Corp can refuse payment then serve eviction notice for Nonpayment. Contact an attorney and have the court hold your payments to avoid eviction notice.

Reminder to put ROBO numbers in your phone contacts so the call doesn't go to trash or get blocked.

Comments from the floor.

Commend the decorating committee for the great light decorations in the park.

Why are the trucks hauling out the debris from the hurricane not covering their loads?

Next General meeting: January 29, 2025 - 7:00pm

Meeting adjourned: 8:32pm

Attendance: 122