

***SPANISH LAKES COUNTRY CLUB VILLAGE***  
***HOA ANNUAL BOARD MEETING***  
***APRIL 25, 2025***

**Board Members Present:** President Bob Heslop, Vice President Dot Theriault, Secretary Sue Grove, Treasurer Joe Gormley, Communications Director Debbie Finn, Membership Director Patty Maltby.

**Board Members Absent:** Activities Director Audrey Pedersen

**Audit Committee:** Judy Strouth

**President:** Bob Heslop

Called the meeting to order at 9:31 am and asked Judy Strouth to give the audit report dated April 3, 2025 for Fiscal year 4/1/2024 – 3/31/2025

The Audit Committee examined the financial records (cash receipts, disbursements, and bank reconciliations). All available cash receipts were verified. All cash disbursements were examined and matched to documentation supporting each disbursement. Check disbursements were verified to bank statements and QuickBooks financial records. This audit was not designed to detect any fraudulent activity. Instead, the audit was conducted to determine that the HOA Treasurer follows proper accounting procedures and has adequate proper internal controls in place regarding the receipts and disbursements. No evidence of misappropriated funds or fraudulent activity was detected and the HOA Treasurer satisfactorily answered all questions raised during our audit.

The Audit Committee commended the HOA Treasurer, Joseph Gormley, for his excellent performance of accurate internal controls and proper accounting procedures. Treasurer's reports given at HOA meeting were concise and accurate. Mr. Gormley meticulously strived to streamline the process, consolidate the number of accounts, and effectively eliminate the possibility of any errors or chance of fraudulent activity, and the Audit Committee thanked him for that.

The current Audit Committee agreed to continue as requested by the Board.

**Legal Update:** Dot Theriault

NO action has been taken on our pending law suit. Wynne's last response was filed a day late.

Reports are coming to the attention of our board that the eviction notices have increased in two other parks. Appear to be aggressive and excessive.

**Water Update:** Bob Heslop

Cathy Townsend has been invited to attend our Annual Membership Meeting April 30<sup>th</sup> to give an update on the status of the transfer on water system to the county.  
Fabio has been appointed the Park Manager and Mike is no longer here.

**Vice President Report:** Dot Theriault

Had one signed letter in the suggestion box addressing three issues of concern. Dot will take these issues to the Park Manager and hopefully get answers on how to resolve.  
Trying to get a meeting regarding inspections.

**Secretary Report:** Sue Grove

Minutes of the March membership meeting has been posted by Debbie Finn.  
Tom Ruther will represent the Sherriff's Office at the April 30<sup>th</sup> meeting.  
Asked if the typed reports submitted for review should be put in the final record book.  
Answer by board was yes.

**Treasurer's Report:** Joe Gormley

Joe submitted a comprehensive Annual Management Report, dated April 21, 2025. This report will accompany the Annual Board Meeting Minutes of April 25<sup>th</sup>.and put in the final record book.

He noted the Cantina had a profit considering it was closed 4 weeks due the tornado that hit our park.

Expenditures were high mainly due to attorney fees paid.

Noted the Activities Committee did show a small profit this fiscal year.

Dot will make bank deposits once a month during the summer.

**Membership Report:** Patty Maltby

Still trying to get street volunteers to turn in their membership names and phone numbers. She stated she does not plan to continue as Membership Director after this year. Actual number of members not yet known. Hoping to have a final count at the meeting on the 30<sup>th</sup>.

**Communications Report:** Debbie Finn

Final information still being turned in. She is hoping to have a trial run for the ROBO system before the meeting on the 30<sup>th</sup>.

**Activities Report:** Audrey Pedersen

Sent an email stating the tickets for Mother's Day luncheon are being sold pool side near the Cantina until May 3<sup>rd</sup> between 11:00-1:00.

Father's Day could have a tentative change to the BBQ

## **Miscellaneous**

Cantina will only be open 4 days a week. Not able to get 5 crews. Will be closed Mondays.

Shows R US provided free breakfasts on April 1<sup>st</sup> at the Cantina. They plan to do it once again. Date not published.

Meeting adjourned: 11:18am