

SPANISH LAKES COUNTRY CLUB VILLAGE

MEMBERSHIP MEETING

SEPTEMBER 24, 2025

Board Members present: President - Bob Heslop, Vice President - Dot Theriault, Secretary - Sue Grove, Activities Director - Audrey Pedersen.

Board Members Absent: Membership - Patty Malty, Treasurer - Joe Gormley, Communications - Debbie Finn.

Meeting Commenced at 7:05 pm.

President Heslop opened the meeting with the Pledge of Allegiance followed by a moment of silence.

He asked if there were any new members in the audience and found seven.

Sheriff's Report: Tom Reuther

Thanked the COP for the job they do in our park.

October 7th, 2-4 National Night Out (Sheriff's Department).

Three calls reported

Reminded residents about scam phone calls. Suggested hanging up and calling the institute that is claiming immediate payment for a questionable situation.

If you see something, say something, call 911.

COP Report: John Morton

October 7th, 1-3 pm, National Night Out, SLCCV Auditorium.

Reminded owners to close their garage doors. If COP patrol sees one open, they will call you night or day.

Thanksgiving, November 27th only 120 tickets available

Slow down, stay on your side of the road, stop at stop signs, and be courteous.

SLCCV COP received a new patrol car.

Looking for new members to join the COP.

Will give a report next month on the status of security at front and back gates.

Christmas parade gift drive coming in December. More information to come.

Vice President Report: Dot Theriault

Dot welcomed back membership.

With the unfortunate home inspections and related actions by the park owners, Wynne Building Corp owns all the property.

We cannot and do not make up any rules or regulations. Wynne Building Corp makes all the rules. Owners, there has been some confusion about the HOA's roll. I would like to remind residents that SLCCV HOA, like all HOAs in mobile home parks, is very different from traditional HOAs. Some residents may erroneously think that the HOA is responsible for home inspections and related rules, and regulations. Let us clear that up!

We do not own any property.

We cannot enforce any rules or regulations. Only the park management can enforce rules and regulations.

We do not conduct home inspections; Wynne Building Corp does home inspections.

We do not determine what constitutes compliance. Only Park management determines compliance.

We cannot and do not give eviction notices. Wynne Building Corp gives eviction notices.

Other Considerations:

Park management has no authority over the HOA and vice versa, the HOA has no authority over park management.

The purpose of SLCCV HOA is to promote the general good and welfare of all members, to work with Management to maintain a

harmonious relationship for the benefit of all homeowners, to provide leadership and take an active part in all civic affairs of SLCCV, to promote an active spirit in the community, to oppose activities which might adversely impact the quality of life in SLCCV and to present a unified front on all matters of mutual interest to the membership and the community

SLCCV HOA is legally governed by Florida Statute 723 which was formed by the Florida legislature because of the inherent, unique nature of the landlord/tenant relationship between park owners and homeowners in mobile home parks. 723 specifically gives HOAs the right to represent homeowners in many aspects such as rent increases and rules and regulations. In fact, it contains provisions that require the park owner to notify the HOA 90 days prior to changing lot rental amounts as well as all changes in rules and regulations allowing the HOA to negotiate those changes. Our park owner denies that rules and regulations have been changed and continue to change. They also deny their need to notify us and/or negotiate with us. It is difficult for the HOA to perform these duties when the park owners refuse to acknowledge the problem or our statutory rights.

In conclusion, the HOA is not responsible for the frequency or heavy handedness of current home inspections. The HOA is mandated to work with park owners to find a reasonable solution or compromise and it is our desire to do so.

Secretary Report: Sue Grove

Had a quiet summer.

Season started, so I will take minutes of Board and Membership Meetings. Once approved, the Membership meetings will be posted at SLCCV.org. This process takes approximately 10 days. Maybe less.

Treasurers Report: Joe Gormley by Bob Heslop

Joe not present but sent this report for Bob to post:

Joe reports we have recently renewed the PNC Bank CD at a favorable interest rate and the money market account has been slowly increasing

due to the bylaw requirement to add a percentage from the annual dues to the reserve account.

The Corporate Taxes have been filed for the prior fiscal year with the IRS, and we have no outstanding debts. The Cantina stayed open throughout the summer months despite less volunteers and still somehow managed to stay ahead of the expenses. Thanks to the careful oversight by the teams involved.

SLCCV HOA
Treasurers Report September 2025
Fiscal Year 2025 – 2026
Financial Status as of 9/15/2025

Cash/Checking:	\$2,793.03
CD at PNC:	\$10,700.70
MM at PNC:	\$3,572.23
Income:	\$15,834.17
Expenses:	\$21,687.61

Communications Report: Debbie Finn by Bob Heslop

Did a practice run and of our ROBO call system to notify members of this meeting tonight. If you do not get a call, check with membership.

Activities Report: Audrey Pedersen

OCTOBER:

Friday, October 31st, Dance “Witches Ball” 7:00 pm -10:00 pm in auditorium, Cash prizes (\$25/female, \$25/male, and \$50/couple). Music by Brian Milligan.

Tickets on sale pool side starting Tuesday October 14th. \$8.00/pp.

NOVEMBER:

Wellness Day/Welcome Back: Saturday, November 8th, 10:00 am-Noon. SLCCV Auditorium.

Bloodmobile.

Royal Care Pharmacy Flu Clinic (will have a sign-up sheet to request specific shots).

Several health insurance providers will be onsite (one of which will be providing donuts & bagels).

Looking for volunteers to work in the Cantina, especially on Friday. If you can substitute occasionally, that is ok.

Have a commitment from Scott Beretta to do another show. Date to be determined.

Legal Report: Dot Theriault

After many meetings reporting that nothing happened regarding the law suit and that the wheels of justice turn slowly, tonight we have a substantive update. This lawsuit is still far from over and we are putting some legal hurdles behind us; we are also finding new ones before us.

June 2nd, there was a hearing via ZOOM of Defendants, park owners, Motion for Class Determination. As you may recall, this was to determine if the two HOA's, SLCCV and Golf Village, had to certify the class, which is likely, a costly process, aimed at wearing us out and shutting us down.

Legal Committee Members were able to watch Bobo, Wynne's attorney, long winded, pontificating, fabricating, and twisting facts like a real pro. Jacob was disappointed the Judge allowed him to monopolize the time. But fortunately, that strategy did not help Bobo.

June 25th, Judge Levin DENIED that motion. This ruling was a huge victory for us and we hoped it might encourage the park owners to consider discussions to find some common ground to end this suit. Their case is not strong based on facts and legal arguments. We have the edge here. Their strengths lie in their ability to out spend us and out last us, as residents grow weary and frustrated with retaliatory conduct.

August 21st, there was a hearing on our Motion for Partial Summary Judgment in which we, via our attorney, Jacob Enser, petitioned the court to reaffirm the ruling made two years ago by now retired Judge

Belanger that determined revolving increase percentages were illegal and that our park owner, Wynne Corporation, must use one measuring CPI for 12 consecutive months, which is the heart of our case.

At the hearing Bobo talked and talked and talked. He talked so much that the Judge requested he wrap it up, get to the point, and allow our attorney a chance to speak several times, which Bobo ignored. When Jacob finally got a chance to speak, he made concise, pertinent statements that were more impactful than all of Bobo's bologna.

The judge let both attorneys know that he had no intention of ever overturning what the prior Judge had ruled, but, of course, Bobo asked him to overturn the ruling anyway. Judge Levin said it was not his place to act as an appeal court by coming to a different decision. No ruling yet on this Motion. There is no telling how the judge will rule but based on his comments it sounds like he will grant us our Partial Summary Judgment. If he does, our next steps will include hiring a forensic accountant to review all illegal rent increases and determine how much each homeowner has been overcharged. This will be no small task, but necessary.

August 25th, the Park Owners filed a brief with the Florida 4th District Court of Appeals to appeal Judge Levin's ruling on Class Determination. True to form Bobo's brief was 380 pages long, filled with things that cannot be considered in an appeal case as well as stuff that does not pertain. He is just slinging mud around trying to confuse and trick the appellate judges. His brief heavily focuses on his opinion that the two HOAs should not be joined as co-plaintiffs and that all residents do not have enough in common to be a true "class." In contrast, Jacob, in his brief filed yesterday, uses less than 30 pages to demonstrate all the flaws in Bobo's brief while using case law and proven legal procedures to support Judge Levin's ruling. The fact that the two parks are joined has already been adjudicated and it was ruled that if we dropped the maintenance issues, we could be joined. Jacob's 30 pages also included a request for the park owners to reimburse us for legal fees we incur regarding Class Determination. Some hopeful news is that in appeals cases such as this one where the appeals is based on the merits of the case rather than a technical issue, the appeals court overturns the trial court's ruling only 19% of the time. That means we have an 81% chance

of winning this appeal.

October 23rd, at 10:30 AM a Special hearing is scheduled to decide our Motion to Compel the Park Owner to Respond to Discovery. You might recall that last fall I reported Jacob had submitted interrogatories and other discovery requests as is common in lawsuits but that the Wynne's denied to answer. In December Bobo filed his Motion for Class Determination and used that as an excuse to not respond to our discovery requests. Once Judge Levin ruled on Class Determination, we once again sought responses to Discovery. And although the Class Determination is now with the appellate court, regular trial proceedings can continue thus we are seeking Discovery responses. The hearing is scheduled for only 15 minutes and will probably be via ZOOM.

President Report: Bob Heslop

The county now wants \$1,000,000 to hook up to their system. We do not have the finances to do that. Looking into funds available to apply for funding. Wynne will continue to monitor the system. There is one vacancy on the Water Board. Because the term for board members is two years, there may be more positions open. Elections will be held at the December Annual Meeting. If interested, contact Bob.

Home inspections seem to be occurring more often. Getting pickier.

All parks are experiencing the same type of inspections.

Compliance is another issue and the reply from Wynne is they are setting high standards.

We made a request to Wynne about a memorial monument in remembrance of the lives lost in the tornado/hurricane. Have never gotten a response.

Wynne has a plaque they are going to dedicate on October 9, 2025. It will hang on the auditorium wall toward the back.

Board cannot help financing legal fees regarding inspections.

Meeting with Golf Village next week on how to raise legal funds.

Bob opened the floor for questions:

Q: How many inspections can we expect each year?

A: 2-3 a year.

Q: Why are the inspections inconsistent on what they want?

A: Need to talk with Wynne, as their answers seem to be inconsistent.

Send your questions to: CCVconcerns@spanishlakes.com and send a copy to Bob - heslopcarobob@aol.com

Q: Why are there no street lights where the tornado hit?

A: Some sites have no electricity available. Bob suggested solar lighting until electricity is restored.

Q: When does the water contract with Wynne end?

A: Wynne will continue until issue is settled.

Q: Do we have privacy rights?

A; 723 says no one can come on your property. Wynne does not think it applies to them. Dot read the statute and stated there are two different interpretations and we disagree. Bob proposed that Wynne and SLCCV arbitrate and who ever loses pays attorney fees.

Q: How many mobile homes are required to be considered a mobile home park?

A: One

Statement from one resident: Kate from Channel 25 – WBPF willing to come interview residents and do a segment regarding problems in our park.

Committee Reports:

Veterans Report: Charlie Mongrain

Welcomed everyone.

Our club is now a 50(C) 19 non-profit and can now do Bingo legally.

Our club supports 3 different charities:

Honor Flight

Fisher House

Wreaths Across America

Had all Veterans stand for recognition.

Our club maintains flag in front parking lot.
All old flags are turned in and retired respectfully.
Introduced Club Officers and Board of Directors.
Received \$200 in donations at the September Happy Hour.
Next Meeting October 8th 7:00 pm. All veterans welcome to attend and join.

Ease the Burden – no report.

Neighbors helping Neighbors: Deb Richwien

Information forms are at the front desk and advised to pick one up and fill out. This information is confidential and used only in an emergency. Even if you have one on file, check and make sure all information is current.

Village Voice is ready and can pick one up on the table in the back of the auditorium.

Pool Committee: Deb Richwien

Committee has three fund raising projects:

Cookie Walk – December 19th in auditorium and happy hour that same evening. We appreciate donations of home-made cookies.

Motown - 2-6-26 Tickets will be \$20.00

March 2026 – Rummage sale. More information to come.

New Business: Bob Heslop

Wynne cannot evict. Takes a court order to do that.

If Wynne does not cash your rent check, contact an attorney right away.

They can evict you for non-payment.

HOA always trying to negotiate, but Wynne not willing to do so.

Meeting adjourned at 9:45pm

Next meeting: October 29th, 7:00pm

Attendance: 113