

SPANISH LAKES COUNTRY CLUB VILLAGE

MEMBERSHIP MEETING

OCTOBER 29, 2025

Board Members present: President Bob Heslop, Vice President Dot Theriault, Secretary Sue Grove, Activities Director Audrey Pedersen, Treasurer Joe Gormley, Communications Deb Finn, Membership Patty Malty

Meeting Commenced at 7:05pm

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 8.

No Sheriff's Report:

NO COP Report:

One comment from the floor was about a scam dealing with Bank of America. Bob reminded membership to be aware, lock up, see something, say something and call 911.

Vice President Report: Dot Theriault

A reminder or an FYI depending how long you've here. The HOA has a suggestion box in the hallway by the bathrooms and we encourage you to use it to let us know of any constructive ideas you might have. We do have a policy that in order for us to consider your suggestion it has to include your name, address and phone number. You don't have to be a paid member of the HOA but we do want to know who you are. Often times when someone has to write their name on something they tend to be kinder and more thoughtful.

This month we had a suggestion that has come up before and was stalled as the old park manager left and the new one took over. This gave our

suggester a chance to improve on his idea, OF course we can't do what is suggested here without approval of park management but it's something to bring to the general membership and see what you think. There is a flagpole near the tennis court and the suggestion was to place a flag and light on this pole which would be the HOA's responsibility, but management would have to install the light.

When the suggestion came up before I spoke with the park manager's office several times to determine what they intended to do and was told they were going to take it down. After John Brennan left I contacted the office again and was told Fabio had not had time to consider any aspect of the flagpole but when he got around to dealing with it the office would let me know. I have heard nothing, so will contact them again.

Secretary Report: Sue Grove

I take minutes of both the Board and Membership meetings. Once approved, the Membership meeting will be forwarded to Deb and she posts on our web site SLCCV.org and Facebook pages SLCCV HOA and HOA BMC. This process takes approximately a week to 10 days.

Treasurers Report: Joe Gormley

SLCCV HOA
Treasurers Report October 2025
Fiscal Year 2025 – 2026
Financial Status as of 10/15/2025

Cash/Checking:	\$3,355.00
CD at PNC:	\$10,701.00
MM at PNC:	\$3,572.00
Income:	\$16,968.00
Expenses:	\$22,260.00

The numbers on the screen reflect our finances on October 15th. The amounts shown for checking, income and expenses are fluid and change daily. The current fund drive to assist in paying our legal expenses has brought in checks daily and hopefully this will continue. Legal fund

donations can be dropped off to me at 14 Tosca. If you have mobility issues, I can collect your donation-----my cell number is in the directory. Donations may also be submitted to any member of the board, who will ensure they are forwarded to me. Debbie Richwien began diligently tracking legal documenting and her assistance transferring this date to me is very much appreciated. I now maintain and update it, as needed. The HOA will accept coins, cash or checks made out to SLCCV Legal fund. All Donations are kept in strict confidence and anonymously.

Comunication Report: Deb Finn

She did a notice on our ROBO call system to notify members of this meeting tonight. It was a success, but call backs are coming to her personal phone number, and she got that change. She will post the new number on Facebook. If you don't get a notice call check with me.

Activities Report: Audrey Pedersen

OCTOBER:

Friday, October 31st, dance "Witches Ball" 7-10 pm in auditorium, Cash prizes (\$25/female, \$25/male, and \$50/couple). Music by Brian Milligan. Asked for help setting up Thursday night.

NOVEMBER:

Wellness Day: Saturday, November 8th, 10am-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)

Still working on massages.

Tuesday November 11th at 11:00am will be serving cake and coffee at the Veterans Day program.

DECEMBER:

Sunday December 21st 4-7pm (times approx.) "Scott Beretta of Men of Song fame" – show and dance. \$20/pp, BYOB and snacks. Will have 50/50

Thursday, December 25th 1pm Annual HOA Christmas Dinner (HOA provides meats, rest is potluck)

Reminded folks to fill out attendance to Volunteer Appreciation Day.

Membership Report: Patty Maltz

She stated she will help the new Membership Director when approved. She is selling 2026 Membership cards tonight to new members and will get the card to them when they arrive.

Legal Report: Dot Theriault

On October 6th Judge Levin granted our Motion for Partial Summary Judgment reaffirming Judge Belanger's order that the Park Owner must use one measuring amount per year to calculate all lot rent increases. You may have seen Bob's Posts on Facebook about it and it is indeed an important win for this lawsuit. The ruling is thorough and well thought out comprising 7 pages of how he came to make his decision. One of the major reasons for his ruling is that Fl Statute 723 says lot rental increases cannot be arbitrarily or discriminatorily assessed and that using monthly rolling CPIs allows the park owner to apply as many as 12 different increases per year which is in fact arbitrary and discriminatory. Two judges have now ruled that the varying, changing increases the park owner implemented in 2021 are unlawful. No matter how they spin it, the law is simply not on their side and there is no legal argument to support what they are doing to those of us who get annual increases. It is reasonable to think it's time for them to admit they can't win this, to do the right thing and agree to a fair settlement.

But working to settle and end this lawsuit is not the plan for them apparently. On October 21st the Wynne's attorney Allen Bobo filed a Motion for Rehearing or Reconsideration of the above ruling. In a nutshell his pleading states a rehearing is required because the Judge did not fully explain how using 12 different CPIs in a year is arbitrary or discriminatory. Which is ridiculous. However, our attorney believes this is laying groundwork for an appeal down the road.

The hearing to Compel Discovery scheduled for October 23rd was canceled because the Wynne Corporation agreed to provide discovery without being compelled by the judge. So we await their discovery.

On October 23rd, the Wynne's attorney filed a Reply Brief with the court

of appeals, replying to our attorney, Jacob's Brief, Bobo's Reply focuses on the position that the two Parks should not be allowed to be joined in this suit. As we've reported previously, Judge Belanger allowed us to be joined as plaintiffs if we dropped maintenance issues which we did. Park owners' window to appeal Judge Belanger's ruling has long expired so now they are grasping at straws to cause us to spend time and money in the hopes we will throw in the towel.

A resident questioned why HOA didn't sign a paper and now we would have lower rent. After researching this statement, I can confidently say there was never any offering by Wynne Corp to lower lot rents. The only paper asked residents to sign was in opposition to the lawsuit and in return you would receive some lottery tickets and your name would be put in a drawing to get one years free lot rent. One of our sister parks, Fairways made an agreement with Wynne Corp that if they dropped out of the dispute, lot rental increases in that park would never exceed 6%. The agreement was verbal but nonetheless the park dropped out. Within a few months their increase went up 7.5% just like here. When Fairways' HOA reminded Wynne about the agreement, Wynne said "if its not in writing it never happened" and they refused to honor their side of the bargain.

President Report: Bob Heslop

All parks are experiencing the same type of inspections.

Scams are still happening and advised members to be aware.

Response to contribute to Legal fund amazing.

Attended a meeting today to request representatives to review 723 to get the Attorney General involved to amend his ability to adjudicate violations against renters.

Will look into the AARP driving program to give a class once again here in our park. Cost \$25.00 non AARP members and \$20.00 for members.

Would probably last 3 hours and only hold one class. Advised membership to check with their agent to see if the class gives them a discount on their car insurance, and at what rate.

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

Next Meeting November 12th 7:00 pm. All veterans are welcome to attend and join.

No Ease the Burden 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.

Pool Committee: Deb Richwien

Committee has 3 fund raising projects:

Cookie Walk – Takes place in the auditorium and happy hour that same evening. We appreciate donations of homemade cookies.

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

March 2026 – Rummage sale. More information to come.

New Business: Bob Heslop

Comment from the floor if the flag for the pole near the tennis court goes through, to please buy a flag made in America.

Meeting adjourned at 8:01pm

Attendance: 103