

SPANISH LAKES COUNTRY CLUB VILLAGE

MEMBERSHIP MEETING

February 25, 2026

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

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 2.

Sheriff's Report: Tom Ruther

Thanked the COP for the continued job they do.

COP needs volunteers

Shooting reported but decided it came from a neighborhood adjoining our park.

Reminded members of the different frauds now present, and advised members to call their company before giving out any information or payment.

Reminded everyone to make sure there are no blockages on their license plate. Fines can now be charged if any writing on the plate is blocked from view. If you see something, call 911.

COP Report: John Morton

Doorbell camera helped identify bicycle thief.

Going to approach Wynne Corp to investigate the possibility of them donating to the FLOK camera system.

Also will check if there might be any Grant funds available.

Legal Report: Dot Theriault

On February 11, 2026 the Florida District Court of Appeals ruled on the Appeal brought by Wynne Corp. The court didn't focus on what had seemed like the main issue which was Class Certification, it instead focused on the secondary issue Bobo threw in, whether the 2 HOAs should be allowed to be joined as co-plaintiffs. While the court ruled against the HOAs 2 -1 their opinion was based on procedure due to a miss-step by the original Judge, Judge Boulanger, rather than merit and provides a clear forward for us. Before deciding if the separate HOAs have enough in common to be joined, he should have first determined if HOA, independently, has standing to represent the residents of their own respective parks. Importantly, the appellate court stated in six separate places in its opinion that the current trial Judge, Judge Levin, broad discretion to properly Join the two after following the correct procedural process Our attorney, Jacob, has requested that the court schedule a case management conference.

At that conference the judge will likely set a hearing to address the procedural steps asked for by the appellate court.

Once Judge Levin determines that each HOA does indeed have standing, he may then exercise his ability to manage and control his case load by joining the 2 HOAs, allowing the case to proceed as it has over the past several years.

Mediation is scheduled for March 23. We had a meeting on Tuesday with our attorney to determine what steps we take going forward.

Judge Levin had previously set a September deadline for trial .

This date will most likely be postponed due to the last ruling.

We are gathering and finalizing data to provide to a forensic accountant preparing to present for presentation at trial.

Thanked Deb Richwien and Joe Gromley for gathering and organizing information for the forensic accountant.

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 one to two weeks.

Treasurers Report: Joe Gormley

SLCCV HOA
Treasurers Report February 25, 2026
Fiscal Year 2025 – 2026
Financial Status as of 2/18/2026

Cash/Checking:	\$17,028.00
CD at PNC:	\$10,872.00
MM at PNC:	\$3,606.00
Income:	\$57,129.00
Expenses:	\$48,541.00

The numbers on the screen represent our finances on February 18, 2026. We remain debt free and our CD was recently renewed for 8 months at 3.30%. Following the HOA meeting in January, a member inquired about our expenses and how our funds are spent. The first thing that came to my mind was lawyers. No, I am not talking about Wynne’s lawsuit, but rather other legal actions initiated by some residents who misunderstand responsibilities in Country Club Village. Sometimes, Park residents or visitors are injured by falls, branches, or dog bites. What happens next is they hire a lawyer who sues Wynne Corp, the landscaper who planted the tree, the owner of the dog, the resident whom the dog owner is visiting and oh yes, let us also add in the HOA. Normally a quick phone call followed by an email or letter to the lawyer they hired will cause him to wisely disjoin the HOA from the lawsuit. Sadly, a Lawyer may refuse to disjoin the HOA and the wasteful spending starts.

For clarity, please share this information if you hear of an injury, the HOA does not own any land, trees, roads, bushes, vehicles, pool or permanent buildings in the park. The HOA does not write or enforce

Wynne's rules or regulations. SO, if you, a relative, your neighbor or a friend is unfortunately injured in the park, please ask them not to waste the hard-earned money our volunteers by wrongfully including the HOA in their lawsuit.

Comunication Report: Deb Finn

Currently there are 375 registered on the ROBO system. If you have not paid your HOA dues by April 1st, your name will be purged from the system.

Activities Report: Audrey Pedersen

MARCH

Sunday, March 8th, 4-6pm Volunteer Appreciation Cocktail Hour and a Half. Hors d'oeuvres menu will follow a Midwestern theme.

Invitations are at the calligrapher now and will be hand-delivered soon.

Saturday, March 14th 7-10pm St Patrick's Day Dance – Wear Some Green to Win Some Green. Tickets \$8.00 pp. DJ Richard Murphy
Thursday March 26th. Possibly having a murder mystery event with BYOB and appetizer. Cost \$15.00/pp **Would need a minimum of 50 and a maximum of 80.

APRIL

Sunday April 5, 1pm. Easter dinner. HOA will provide ham and fried chicken and potluck for the rest.

Membership Report: Lynn Eismont

Has been contacting as many residents as possible, but would like volunteers for a door hanging project to increase membership.

Vice President: Dot Theriault

No Report

President Report: Bob Heslop

No response yet from the DOT on the traffic count at the entrance to our park for a stop light.

COMMITTEE REPORTS;

Veterans Report: Charlie Mongrain

Welcomed everyone.

Thanked everyone that attended and participated in the Happy Hour. It was very successful.

Annual Maryland Chicken Dinner will be Sunday March 22nd.

Cost \$12.00 pp. Tickets on sale in the card room 8:30 – 9:30am on March 2nd, 3rd, 9th & 10th. Tickets are limited to 150.

There will be 50/50 and a liquor raffle.

Our club supports 3 different charities:

Honor Flight

Fisher House

Wreaths Across America

Several of our veterans have gone on the Honor Flight, and one more will be going on the next one.

Next Meeting March 11th. 6pm.

All veterans are welcome to attend and join.

Pizza and refreshments will be served prior to meeting.

Asked all Veterans to stand.

God Bless America.

Ease the Burden Report:

No report

Neighborhood Watch: Judy Strouth

There is a meeting tomorrow, February 26th, 2:00pm in the lounge

Village Cart: Bob Heslop for Marianne Hoag

Next meeting for the Village Cart will be Sunday, April 12th 1pm in the lounge

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. Stressed how very important these forms are. Thanked Village Cart Committee for helping get information to residents.

Pool Committee: Deb Richwien

Heater in the guest pool will be fixed and running by the weekend. The fire that destroyed the heater was a defective safety feature, hence, the manufacturer replaced without charge.

Committee has 3 fund raising projects:

Motown Tickets were sold out in two weeks.

Investigating the possibility of having the Edwards Twins back again.

Final fund raiser will be the rummage sale March 7th, 2026

Donations can be left at 50 Lagos Del Norte 9-noon, starting tomorrow.

Pre-viewing and sales will be this Thursday, Saturday and Tuesday 10-4pm

Please box or bag donations. If you bring items in a container, and you want it returned, please put your name on it.

New Business: Bob Heslop

Checking FLOK security systems as well as different security systems. Fairways likes their system according to their HOA President Wayne Larson.

John Morton will check with Holiday Homes to see if they would help with cost. And find out if the camera system gives home owners a discount on insurance.

Thanked Deb, Judy, Carol and Patty for helping with tickets.

Meeting adjourned at 8:06 pm

Attendance: 103