

# SPANISH LAKES COUNTRY CLUB VILLAGE HOA, INC.

## MEMBERSHIP MEETING

**MARCH 25, 2026**

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

### **President Bob Heslop**

President Bob Heslop Welcomed everyone and called the meeting to order at 7:01PM He then asked members to stand and join in the Pledge of Allegiance followed by a moment of silence in memory of those no longer with us.

### **Sheriff's Department:**

No Report

### **COP REPORT: Kathy O'Brian**

Reminded members leaving for the summer: You can find your Check House forms in the file cabinet between the restrooms in the clubhouse hallway across from the vending machines.

Be sure to call Kathleen O'Brian or John Morton when you return or change your date of return.

Village Voice is ready now and you can pick up a copy at my house.

### **Vice President: Dot Theriault**

Advised members GRILL and CHILL will be on Tuesday April 7th at the CANTINA.

Will be serving Burgers on the grill and milkshakes.

### **Secretary Report: Sue Grove**

I take notes and record our meetings. I Then prepare a draft for the board members to review and approve. Once the Board has approved the minutes, I send those approved minutes to Deb Finn, and she posts on SLCCV.org, Facebook: SLCCV HOA and BMC.

## **Treasurers report: Joe Gormley**

Spanish Lakes Country Club Village  
Homeowners Association Inc.  
Financial Status as of 3/19/2026

Cash on hand: \$13,107.00  
CD: \$10,872.00  
Money market: \$3,606.00  
Income: \$61,615.00  
Expense: \$56,948.00

The numbers above represent our finances on March 19th. The PNC CD has earned \$872.00 interest since opening 24 months ago. Everybody loves free money.

We remain debt free and our income continues to exceed our expenses. March ends the HOA fiscal year, and most financial records have been reviewed by the Audit Committee.

We want to thank Shows R Us for paying all meals that were purchased on several days at the cantina this past year. Customers expressed gratitude, and the board hopes this generosity continues and spreads.

The Corporate Annual Report has been filed with Florida Department of State.

## **Activities Report: Audrey Pedersen**

Appreciation luncheon for HOA volunteers: 110 invitations sent, 62 attended.

Cancelled St Patrick Day Dance

Rescheduled Murder Mystery to November

DEADLINE FOR REFUNDS ON THE ABOVE: Tonight's HOA meeting March 25<sup>th</sup>.

### **APRIL**

Scheduling a pool party w/some connection to St Patrick Day

Cancelled Easter dinner

### **MAY**

Mother's Day Luncheon will be Saturday, May 9<sup>th</sup> poolside w/cold luncheon

May 19<sup>th</sup>, 11-noon, Hurricane preparedness event

### **JUNE**

Father's Day Breakfast, Saturday June 20th

### **Communications Report: Deb Finn**

Reminded members the ROBO calling list will be revised on April 1<sup>st</sup>. Any member that has not paid their HOA 2026 membership dues will be removed from the ROBO calling list.

### **Membership Report, Lynn Eismont**

The door hanging campaign has started. 200 done so far and Lynn needs more help. Can drop membership fees in the HOA box by bathrooms.

### **President: Bob Heslop**

No news on the camera system, still working on it. Bob suggested you check with your homeowner's insurance, and see if it will lower your cost, if this system is to be purchased. Cost might be lowered if there were only 2 cameras at the entrance.

To date there is no information from the DOT about stop lights at the entrance to our park. Tried to contact Brian for an update on AC, left message, no response.

### **Legal Update: Dot Theriault**

#### **Rent Dispute Case:**

This past Monday Bob and Dot, along with two representatives from Golf Village, attended mediation at our attorney Jacob's office. To our surprise both Eric and Alec Wynne were in attendance via ZOOM with three of their attorneys.

We were cautioned not to share any details of this mediation. However, we can give you an overview of the general tone and report on where we stand right now.

The mediation lasted 5 and a half hours, with a lot of back-and-forth negotiations which also surprised us and we give credit to the mediator for his outstanding skills.

We did not reach an agreement, but the Wynnes surprised us again yesterday by presenting another offer to which we countered today. We cannot report closure, but we can say we are miles and miles further in these settlement talks than we had anticipated and we think we are very close to a settlement. We caution you that the outcome may not be what you had hoped for when we started back in 2021. No one will be 100% whole.

We are working so that homeowners who were affected during the 2 years of unlawful, unequal percentage increases will be compensated at least in part for illegal increases.

If we go forward without settling, we could incur forensic accountant costing \$50K, certification the class, which could cost \$10K or more, then trial and appeals cost. Doesn't it makes sense to settle for compensation that might seem less than we deserve but stops the need for this community to continue to raise tens of thousands of dollars?

This board believes that this is what's best if we can make it happen.

## **CLUBS AND COMMITTEES**

### **Veterans Club: Charlie Mongrain**

Charlie thanked our residents for the great support of our annual Maryland Fried Chicken Dinner. We did very well between food sales, 50/50 raffle and the liquor Raffle. He then recognized all our veterans and volunteers for making it run smoothly.

The money raised at our events and any 50/50 ticket sales at the Happy Hour goes to support all our various charities.

Some of our veterans went to Fairways on March 18<sup>th</sup> to meet the President of their developing organization, Christopher Belczyk, as well as the veterans there and listened to the speakers they invited. It was an informative meeting.

The speakers included:

Jose Capellan, Manager of St Lucie Co. Veterans Service Office who spoke about all the benefits available for veterans.

Lloyd Lasenby, President of the Purple Heart Cane Project. Their carvers make at least two canes a year and meet every Tuesday at Fairways, then these canes are presented to deserving combat veterans every year at the Seal Museum.

Santiago Vazquez, CEO of Spirit of Compassion. They try to empower homeless veterans by providing essential services and community support.

Chris advised me the next breakfast is May 13<sup>th</sup>, and Karaoke is April 24<sup>th</sup>.

We have established a working relationship with Gary Giarrusso, President of Victory Center Military Store in the Indian River Mall, Vero Beach. He is helping us get veteran's supplies at a very reasonable price. We invite our veterans and residents to support their store.

Our next meeting is April 8<sup>th</sup>, 6pm. We will have pizza and beverages before our meeting. We invite veterans to come and join us.

Several of our veterans have gone on the Honor Flights and although it is a long day, they thoroughly enjoyed it. If any veteran is interested in going, we can assist with setting it up.

Charlie had all veterans in attendance stand and be recognized.

In closing, Charlie asked God to Bless our active-duty military, our veterans and our residents. God Bless America.

### **Pool Committee: presented by Dot Theriault**

Complete Report is posted in Village Voice

### **NHN presented by Dot Theriault**

Report is in the Village Voice and posted to SLCCV.org

**Village Cart: Marianna Hoag**

Next meeting for the Village Cart is Sunday, April 12<sup>th</sup>, 1pm, in the lounge. This is for new residents to converse and get to know each other.

**NEW BUSINESS: Bob Heslop**

None

Next General meeting: April 29, 2026

Meeting adjourned: 7:43pm

Attendance: 87