

SPANISH LAKES COUNTRY CLUB VILLAGE HOA, INC.

ANNUAL MEMBERSHIP MEETING

APRIL 27, 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.

There were 2 new members at this meeting.

Sheriff's Department: Tom Reuther

Thanked our COP for doing a great job.

Could not address the accident involving the golf cart and vehicle.

Tom was happy nothing going on in our park.

Reminded members to be aware of the scams going on. Mainly asking for money for non-existing issues. If one should get a call requesting immediate funds, call your institution referred to and confirm before relinquishing any funds. Just hang up if called. Outside cameras are helpful.

Reminded everyone to STOP at stop signs.

IF you see something that doesn't look right, call 911.

COP REPORT: John Morton

Golf cart accident still under investigation.

After conferring with Wynne Corp on helping with the cost of the cameras to monitor cars entering or exiting our park, they declined to help in any way.

Vice President: Dot Theriault

We had one suggestion in the HOA suggestion box this month.

More chairs, especially lounge chairs, are needed at the pool.

I spoke with Paul, our new park manager. He informed me that a solution is already in the works and new lounges and chairs already on order and expected any day.

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. April Annual Meetings will be posted once approved.

Treasurers report: Joe Gormley

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Spanish Lakes Country Club Village
Homeowners Association Inc.
Financial Status as of 3/31/2026

Cash on hand:	\$13,365.00
CD:	\$10,900.00
Money market:	\$3,606.00
Income:	\$66,854.00
Expense:	\$61,902.00

Treasurers Report

The figures shown summarize our financial position as of March 31, 2026, the fiscal year-end. On that date, the HOA had \$13,365.70 in available cash which includes \$6,000.00 designated for heating the guest pool; the Pool Committee reimburses the HOA for those costs as needed. We remain debt-free, and income continues to exceed expenses.

After more than six months of legal proceedings the dog-attach lawsuit unjustly filed against the HOA by a resident was finally withdrawn by the resident's attorney. It is difficult for me to understand how any long-time resident or attorney could persistently believe our HOA establishes or has an authority to enforce Park policies, rules, regulations, or pet-approved procedures. As of today, Legal cost for this matter exceeds 35% of the revenue generated by our HOA Cantina volunteers last year. Moving forward, in the unfortunate event of personal injury in the park, I hope the inured resident and their attorney educate themselves before wrongfully naming the HOA in any future lawsuits.

Board members have received the annual fiscal management report. The Audit Committee – Richard Small and Judy Strough – reviewed the fiscal year's records. Judy submitted her report to the Board on April 24th and again this evening. The Board thanks Richard and Judy for completing this annual requirement and encouraged them to continue volunteering for this important work.

Annual Management Report will be filed with this report in the record book.

Activities Report: Audrey Pedersen

Murder Mystery RESCHEDULED FOR FRIDAY, NOVEMBER 20TH

APRIL

Shamrock Splays Bash pool party tomorrow 4-7pm

MAY

Mothers Day Luncheon will be Sunday (Mother's Day) May 10th, 11:30 poolside w/cold luncheon

Thursday, May 21st, 11-noon, Hurricane preparedness Information session

May 25th, Memorial Day refreshments

JUNE

Fathers Day Cowboy Supper, Saturday June 20th, 5:30pm

JULY/AUGUST:

Looking for opportunities to have no-frills dance, movie + supper, game night +potluck

OTHER:

Encompass tour and luncheon

Bloodmobile

Working with Judy Strouth & Neighborhood Watch --- will become "Community Engagement Committee"

Mike & the Indro Kings will play for Welcome Back Party. Rec Dept is working on sponsorship to pay for band

New Years Eve Party. New Midnight will be 10"00pm

Heavy appetizers catered by HOA Cantina workers

CANTINA REPORT

Summer hours begin May 1st: Open Tuesday & Wednesday 11-12 for lunch featuring hamburgers and hotdogs. Open Thursday 9-10:30am for breakfast featuring breakfast sandwiches and "Eggs Your Way.

Judy S. canvassed volunteers to work this summer, 2-3 each shift

Will close week of Memorial Dy, then reopen for June

Will be closed July, August and first 2 weeks of September, reopening September 14th.

Legal Update April 29, 2026 : Dot Theriault

Tonight we finally can inform you all that as of today, shortly before noon, we reached a settlement of the illegal rent increase lawsuit and it is over.

Last month we reported that mediation had been held with no settlement, but that we hoped negotiations would continue and we would soon reach an agreement with the park owners. We pointed out that in a settlement both sides had to give and take, that the outcome might not seem fair and most certainly would not contain everything we wanted and nobody

would be made whole. However, all things considered, the board was leaning towards making every effort to settle as we believed it was the best thing for our HOA members and the community as a whole. After a short discussion, a vote was taken and the majority agreed that the board settlement was the best option, even if we had to hold our noses when the dust finally settled.

During the following weeks, negotiations continued with discussions revolving around how, who, when and what, etc., etc. This back and forth went on until Friday, April 17th when we were informed via Wynne's attorney Alan Bobo that they were done with settlement talks, we had received their final offer and it looked like our efforts to settle had not been fruitful. Although we had every intention to get this settled, we could not accept an offer that did not treat all homeowners equally who had suffered the same damages during and agreed upon period of time period. Our attorney Jacob advised us to stay strong and stick to our position over that weekend. That strategy paid off and Allec Wynne subsequently emailed the two HOA presidents, Bob and Bill Neal from Golf Village directly with an offer, bypassing Bobos offer. He stressed it was their absolute final offer and that today, April 29th 2026 was the deadline for us to accept it. While it was better than all previous offers, it still lacked equal treatment for homeowners. The last three days were whirlwinds of back and forth until some thinking outside of the box got us to something both sides could live with.

The Settlement:

There were two things that were must haves that we could not walk away from..1, We had to have a uniform CPI measuring date for all homeowners who received rent increases. 2, The Park owners had to compensate residents for damages, at least in part, caused by illegal rolling CPI percentages.

The lawsuit opposed various rolling CPI percentage increases and began with the rental increase year commencing November 2021.

The settlement going forward mandates one increase for the 12 months November through October each year, using the June CPI for that year.

According to our leases, the prospectus and incorporating past practices, the June 2021 CPI of 5.4% should have been used for the months of the rent increases. Instead, the park owners used rolling percentages with some homeowners receiving increases of up to 7.5%. That's an overcharge of 2.1% per month for those whose increases took place during the highest CPI months. If a person's rent was \$650 in 2021 and they received an illegal increase of 2.1%, that equals \$13.65 over charged per month. Please keep in mind this is worst case and many homeowners suffered less damages because the CPI in for their increased month was anywhere from 5.6% to 7.5%. There have been 4 complete yearly cycles of rent increases since November 2021 or 48 months. $48 \times \$13.65 = \655.20

The settlement agreement gives each homeowner, mobile home or CBS home, who received a rental increase in that first year of the dispute, November 2021 through October 2022, and still owns that same home, a \$339 credit toward their June 2026 rent. That is roughly half of the damages the worst case homeowner suffered and for some they are close to being made whole. Wynne will notify each qualifying homeowner.

While this settlement isn't perfect, it does meet our most important goals and hopefully resets the relationship between the park owners, residents and the HOA.

Communications Report: Deb Finn

The ROBO calling list was revised on April 1st. Those members listed that had not paid their 2026 membership dues were deleted. Current members 584, down from 659 in 2015.

Membership Report, Lynn Eismont

Lynn thanked the door hanging 15-20 volunteers that helped. In the last few days, she received 33 new members.

If anyone wants to get their membership tonight after the meeting, stop and see Lynn at her table on way out.

President: Bob Heslop

No news on the camera system, still working on it.

Survey not yet finished from the DOT about stop light at the entrance to our park.

Update on AC: Being built and hoping it will be ready to install in four or more weeks.

Shredding on hold. Will wait until residents return next fall to see if enough residents interested.

New building site of 3000 homes is being discussed by commissioners. NOT yet approved.

This could impact our water situation, but to date, nothing has been approved.

Membership Had one error that I have corrected.

CLUBS AND COMMITTEES

Veterans Club: Charlie Mongrain

Charlie welcomed everyone and tank the residents for the continued support of our Veterans Club.

We use the money to support all our charities through donation, our evets and any 50/50 ticket sales we do at the Happy Hours.

We want to remind veterans that we have our monthly meeting on May 13th, at 6pm. We invite the veterans to come join in.

We have had several of our veterans go 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.

Our upcoming events are Armed Forces Day on May 16th and Armed Forces Week from May 17th to May 23rd with a display in the lounge.

Memorial Day is on May 25th and our program starts promptly at 11am. Flags to be lowered to half-staff at sunrise and put back at full staff at noon. If you can't lower your flag you can buy the black ribbon to hang with your flag. We always appreciate all of our residents that come and support honoring our fallen veterans.

I talked with Chris Belczyk today and the Fairways Veterans are formally starting their Veterans Club. I told him we are available to support their endeavors when needed. They will be having a Veterans Breakfast June 12th starting 8:30am with speakers following. I invited him to join us at our May meeting.

Charlie concluded by asking God to Bless all our active-duty military our veterans and our residents, and GOD Bless the USA.

Pool Committee: Debbie Richwien

Guest Pool Committee says "THANK YOU" for another Successful Year of Fundraisers!

We're looking forward to 2026-2027 Events SO SAVE THESE DATES

(held in the auditorium – see Bulletin & FB for more information)

Friday, December 18th: Annual Cookie Walk & Christmas Happy Hour

Cookie Walk 9am-Noon

Christmas Happy Hour 5-7pm (dinner tickets will be sold)

Friday, February 5, 2027 "Rocking with RIP TIDE" 7-9:30pm

Great Band playing 60's – 70's music

Saturday, March 13, 2027 Chinese Dinner & Auction 5-8pm

A huge hit in 2024 so we're bringing it back!

There will be no rummage sale next year.

Pool will be turned off tomorrow.

Neighborhood Watch:

No report

N H N: Debbie Richwien

There will be a meeting Monday May 4, 1pm

Need a few more volunteers to canvas remaining streets

AUDIT COMMITTEE REPORT: Judy Strouth

FISCAL YEAR 4/1/25 – 3/31/2-26

This report was presented to the Board of Directors and members present at the Annual Membership Meeting April 27, 2026

Article V111 of the By-Las of the Spanish Lakes Country Club Village Homeowners Association, Inc. (HOA) requires that an annual audit of the books of account for the HOA be completed at the discretion of the Standing Audit Committee appointed by the President of the HOA.

The audit committee examined the financial records (Cash receipts, disbursements, and bank reconciliations) of the HOA for a period of April 1, 2025, through March 31, 2026.

All available cash receipts were verified to deposits to the bank account. Deposits were made in a timely manner in accordance with the HOA By-Laws. Bank reconciliations are done in a proper manner and outstanding items are accounted for correctly. All available cash disbursements were examined and matched to documentation supporting each disbursement. We verified check disbursements to the bank statements and the QuickBooks Financial records.

Our audit examination was not designed to detect or any fraudulent activity. Instead, the audit was conducted to determine that the HOA Treasurer follows proper counting procedures and has adequate proper internal controls in place with regard to 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.

It was observed that there were some new routine charges added to the HOA checking account by the PNC Bank. It's a minor amount, but we wanted the membership to be aware that we are now being charged \$0.10 for every \$100 over. \$3000 in cash deposits in a calendar month. For example, if we have \$3500 in

cash deposits in any one calendar month, we are charged \$0.50 service fee.

It was also noted that our legal fees have increased this year, and it is not only our ongoing lawsuit against the wind corporation. The lawyers for injured residents, sometimes wrongfully include the HOA and legal actions taken against Wynne. Our HOA Treasurer, Joe Gormley, clarified this issue in the February HOA meeting by reminding residents that the HOA does not own any property or buildings in our community. Also, he explained that the HOA does not establish or enforce Wynne's rules or regulations. We appreciate Mr. Gormley's concern regarding the cost of these frivolous lawsuits.

We commend Mr. Gormley for his excellent performance of accounting, internal controls and proper accounting procedures. The Treasurer's report given at HOA meetings were concise and accurate. Errors and questions, if any, were corrected and explained in a manner easily understandable by the membership. Mr. Gormley meticulously strived to streamline the process, consolidate the numbers of accounts, and effectively eliminate the possibility of any errors or charge of fraudulent activity and we thank him for that.

Signed – Audit Committee

Richard L. Small, CPA

Judy Strouth Homeowner

Original Report filed in Record Book

NEW BUSINESS: Bob Heslop

Holiday Builders put white mailboxes at their newly built homes and was contacted by Wynne Corp. They were told to change the color to brown or black. Reason given, they want to keep high standards.

Thanked Judy, Carol and Deb for doing tickets.

The cash door prize was donated back to the HOA.

Next General meeting: September 30, 2026

Meeting adjourned: 8:14pm

Attendance: 82