

SPANISH LAKES COUNTRY CLUB VILLAGE
HOA ANNUAL BOARD MEETING
APRIL 23, 2026

Board Members Present: President Bob Heslop, Vice President Dot Theriault, Secretary Sue Grove, Treasurer Joe Gormley, Activities Director Audrey Pedersen, Communications Director Deb Finn, Membership Director Lynn .
Audit Committee Judy Strouth.

President: Bob Heslop

Called the meeting to order at 1:02pm and asked Judy Strouth to give the audit report dated April 2, 2026, for Fiscal year 4/1/2025 – 3/31/2026

Audit Committee: Judy Strouth

The Audit Committee examined the financial records (cash receipts, disbursements and bank reconciliations).

All available cash receipts were verified. All cash disbursements were examined and matched to documentation supporting each disbursement. Check disbursements were verified to bank statements and QuickBooks financial records.

Ouw audit examination was not designed to detect any fraudulent activity. Instead, the audit was conducted to determine that the HOA Treasurer follows proper accounting procedures and has adequate proper internal controls in place with regard to the 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 there were some new routine charges added to the HOA checking account at PNC Bank. It's a minor amount, but we wanted the membership to be aware that we are now being charged 10 cents for every \$100 over \$3,000 in cash deposits in a calendar month. For example, if we have \$3,500 in cash deposits in any one calendar month, we are charged a 50-cent service fee.

It was also noted that our legal fees have increased this year, and it is not only our ongoing lawsuit against the Wynne Corporation. The lawyers for injured residents sometimes wrongfully include the HOA in legal actions taken against Wynne. Our HOA Treasurer, Joseph 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.

The Audit Committee commended the HOA Treasurer, Joseph Gormley, for his excellent performance of accurate internal controls and proper accounting procedures.

The Treasurer's reports given at HOA meeting were concise and accurate. Mr. Gormley meticulously strives to streamline the process, consolidate the number of accounts, and effectively eliminate the possibility of any errors or chance of fraudulent activity, and we thanked him for that.

The current Audit Committee agreed to continue as requested by the Board.

Legal Update: Dot Theriault

Mediation was held and we await Wynne's reply.

Dog lawsuit has been dropped.

Vice President Report: Dot Theriault

One question was submitted, and it related to getting more lounge chairs at the pools.

Dot will forward this to the manager's office.

Secretary Report: Sue Grove

Minutes of the March membership meeting have been posted by Deb.

No response from the sheriff's office if a representative available to speak at the membership meeting April 29, 2026.

Treasurer's Report: Joe Gormley

Joe submitted a comprehensive Annual Management Report, dated April 8, 2026. This report will accompany the Annual Board Meeting Minutes of April 24th and put in the final record book.

Spanish Lakes Country Club Village

Homeowners Association Inc.

Fiscal Year 2025 - 2026

Financial Status as of 3/31/2026

Cash/Checking	\$13,365.00
CD @ PNC	\$10,900.00
Income	\$66,854.00
Expenses	\$61,902.00

Membership Report: Lynn Eismont

Door hanging campaign was successful, and 79 gained new membership. Total Membership as of this meeting is 547.

Will plan to sell tickets at different activities next year and do the door hanging campaign again.

Communications Report: Deb Finn

Purged all names that were not registered members by April 1, 2026

Will be adding new members just submitted by Lynn.

Will post membership meeting on Facebook. Wednesday 29, 2026 @ 7:00 pm

Will do a ROBO call regarding membership meeting.

Activities Report: Audrey Pedersen

Murder Mystery Rescheduled for Friday Nov. 20.

APRIL

Shamrock Splash Bash pool party tomorrow 4-7pm

MAY

Mother's Day Luncheons, Sunday, Mother's Day, May 10th

Thursday May 21, 11-noon. Hurricane Preparedness information session

Memorial Day refreshments, My 25th

JUNE

Father's Day Cowboy Supper, Saturday June 20th, 5:30pm

JULY-AUGEST

Will look for opportunities to have no-frills dance, movie + supper, game night + supper.

OTHER

Encompass tour and luncheon

Bloodmobile

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

Mike and Indrio Kings will play for Welcome Back Party (\$350.00) Rec Department is working on sponsorship to pay for band.

New Years Eve Party. Suggested theme Rio de Janeiro, New Midnight will be at 10pm

Heavy appetizers catered by HOA Cantina workers

DJ?

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Cantina Report

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

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

Will close week of Memorial Doy then reopen for June

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

President Report. Bob Heslop

No set date yet on the AC being installed

DOT has not given any information regarding the traffic light at our park entrance.

Meeting adjourned: 3:01pm