

Minutes of meeting with the Wynne's
11/21/22

In attendance from SPF HOA: Jay Mandelker, President; Wayne Larsen, Vice President; Laurie Decker, Treasurer; Linda Link, Activities Director

In attendance from Wynne Corp: Eric Wynne and Steve Rodriguez, Manager of all parks.

In March of 2022 we submitted two pages of issues which we sent to the Wynne Building Corporation. By our July meeting date, they had taken care of most of our requests. Wayne got covid and had to reschedule that meeting. The Wynne's asked us to revise our list and we did.

I am listing the issues that were completed and we can discuss any issue momentarily.

The Longevity Center was nicely makeover. We now have new weight racks, exercise machines, bicycles and new treadmills shall soon be delivered.

Drapery on stage was cleaned and as a bonus the stage was redone. We will work with the entertainment club and the Wynne's to resolve the tap dancing issues.

The Longevity Center entrance from the parking lot and access to bathroom, from inside the building, is now ADA compliant.

Our clubhouse bathrooms are currently being made ADA compliant

Our clubhouse is getting an automatic door opener (so you will not have to click and wait to be let in).

It's Florida, we don't have cold water. There is no hot water in the common areas, so putting in hot water in the bathrooms is not a simple task.

The Veterans' flag park. The problem is that no homeowner may erect anything on a common area. In this case, a homeowner spoke to the park manager and got verbal approval but it got out of hand. For the future, please DO NOT ACCEPT VERBAL APPROVAL, FOR ANYTHING.

Tables and chairs in the cardroom were repaired or replaced as necessary.

Umbrellas around pool were replaced

Speakers by pool were repaired

We asked for benches so that if we found out that our heads were younger than our bodies and we needed a break on our walks, we could sit and relax. Your HOA Board is glad to tell you that there are 4 benches on order and if we would like more, we can always ask.

We spoke of the problem caused by inconsiderate dog owners not picking up after their dogs. Eric felt that the expense of cameras and or keycards was not worthwhile. Who and how would this be monitored? He'd rather we keep reminding people to clean up after their dog. Remember, only dog owners have the the dog park poop problem. If you see that a dog owner doesn't pick up poop that his

dog has deposited on your property, speak to the offending dog owner. If that doesn't work, take a picture and send it to Jim and cc your HOA Board. We will follow up to make sure the issue is addressed.

We reaffirmed that every new owner must accept a free site inspection or acknowledge and accept that they will be responsible for anything for which the previous owner didn't have approval. This resolves the, "Welcome to Spanish Lakes, you are being evicted," letters previously taped on some new owners' doors. The Wynne's WILL NOT DENY OWNERS' PASSES even if the house has violations.

Construction sites. Clearly, we have a lot of new construction. At our previous meeting, the Wynne's promised to try to keep after the contractors. Following over two years of lockdowns, construction is booming and some things have gotten out of hand. The Wynne's are going to get a magnetic street sweeper to help pick up the screws we've been collecting in our tires.

We asked for a veteran's handicap parking spot. Eric said that it would be a nice honor for our them. Disabled vets may park in any handicap spot. Eric felt that adding two additional handicap spots which they and every other disabled person could use, would be better for all, the disabled in our park.

We discussed golf course issues including golf carts for handicapped, closing on Mon and Thurs, then doing maintenance on different days. Here is the CURRENT OUTCOME.

Our golf course was designed as a walking course. Mondays and Thursdays the course is closed for insecticide spraying. When chemicals are applied, no one may go on it, so the course is closed.. All other maintenance is done five days per week, as needed. The crew is instructed to be mindful of the golfers and we need to appreciate that they are maintaining our golf course. They are filling holes, cleaning up shrubbery and debris as quickly as possible, rather than waiting till Mon or Thurs to move a tree that fell down or to dig out a diseased patch of grass before it spreads.

As per our By-Laws and due to the hurricane, that hit Spanish Lakes Fairways, we established an emergency preparedness committee. We had several meetings and then went to Jim to get his guidance. He was not very receptive. We just presented it to Eric who told us that, when needed, St Lucie County emergency response was there, in less than ½ hour and completely took control.

Our emergency preparedness role might not have to be as involved as we envisioned.

First and foremost, call 911 for any true emergency

Our committee can and should activate any communication volunteers to check on our neighbors by phone calls, knocking door to door, email, etc. This way we can let Wynne mgt and first responders know where they are needed. This is the communication committee we've talked about and need to establish.

We fortunately have three amateur radio operators who are willing to assist our committee providing outside communication should landline and cell service become disrupted. Our President, Jay, is one of them and he will be working with the Wynne's and the service dept. to provide this benefit to Spanish Lakes property and homeowners.

Clearly as landowners, the Wynne's want us to comply with state and local government authorities, when a natural disaster is headed our way. Evacuate if told to. Our clubhouse IS NOT A SHELTER, so our *need* to assist management with the shelter, no longer exists.

We sent an email and had further communications concerning a few issues presented during a members meeting.

- 1) A water heater to wash dishes in kitchen
- 2) New type of noodle to float in pool
- 3) 2 up to 14 day guest passes per year

The result was:

Within a few days of our request, the hot water heater was replaced.

We brought the new 'super noodle' to the meeting, showed it to Eric Wynne; he asked our opinion. We told him it's okay with us and he said "If that's what you want, it's okay with me."

Each guest pass will now be valid for up to 5 days, at a time, to the same maximum of 28 days.

A Wynne contractor, who lives in our park, has been parking his truck on his front lawn (on Aguila St.), contrary to park rules. When advised by neighbors, he refused to move it saying he was allowed to park there. Eric said that everyone who lives in the park must abide by the rules; he then directed Steve (The all parks general manager) to advise Jim, our park manager, to ensure the truck would be moved.

Thinking it would be wiser to have our annual meetings before seasonal residents and Board members leave, each spring, we asked Eric if we could have those meetings then (in March) to which he replied, "Whatever works for you."

We also asked if we might send emails of major concerns when they arise rather than letting them fester till our next annual meeting to which he replied positively. He reminded us that as soon as we advised him of the kitchen water heater, he took immediate action.

There being no further business, we cordially adjourned.

Respectfully submitted,

Wayne Larsen (acting recording secretary for this meeting)