

DEC 5 (final draft) minutes FOR HOA Member meeting Tuesday

Location: Hacienda

Time: 7:00 pm- 9:00 pm

Agenda was put on tv.

A -Meeting called to order RON at 7:03

Quorum established BY BEV, number of signed members: 67 paid households.

Total number in attendance 85 (includes 18 other residents)

Pledge of Allegiance by Kay Snow

B- Roll call – BEV: Donna was absent.

All others were present: Bev, Suzanne, Ron, Gail, Sam, Jim, Randy, Brad

C- Proof of notice of meeting-BEV – all Notices were put up on all clubhouse bulletin boards on Nov 22nd.

A FEW POINTS OF CLARIFICATIONS FROM THE PRESIDENT as follow ups from Nov 14th meeting.

- 1- **we approved Jan 25th as the next Annual Election meeting** but Since the Chili Diner finishes at 7:00 that night we have selected Feb 1 as an alternative date.
- 2- **Paving from Dec 11th – 15th.** You asked us where you could park, and Jim explained where you can park and stated that all will receive a Notice from the Office explaining particulars before paving starts.
- 3- **Website: Brad provided an update.** Website is now on line just go to rv-hoa.com . you will find hyperlinks to open minutes, etc. For this relevant meeting minutes were e mailed to all HOA paid members before meeting.
- 4- **Hacienda hours:** a few of you have mentioned having trouble accessing the Hacienda and we have talked to Nancy normal opened hours 7 days a week restarted today. The closure was due to the renovations! HOA were notified by residents that pool side patio doors are still locked. We will inquire as to when these will be opened again to provide access to ice, etc.
- 5- **VOTING:** all paid HOA members will be asked to vote by raising their hands since a package ordered via amazon did not arrive in time to provide voting cards. We will not be counting the exact number of votes unless it is close. Voting will be by majority as per art 723.078 (2) (b)
- 6- **INPUT:** In This meeting we will ask for your input on several issues so we will ask each of you who wants to speak to go to one of the two mikes, clearly state your lot number and name, **I will repeat these for the record.** Limit yourself to a brief comment so many can input.

D- Approval of Minutes of HOA members April 6th, 2023, including extract from June 15

th meeting

SUZANNE Explained why that extract and READ OUT Motion:

Motion 2023-12-5-1: To waive reading of minutes of April 6 including the revisions noted on June 15th Board meeting minutes

MOVE: Eddie Hard, lot 385

SECONDER: Calvin Morton, lot 176

DISCUSSION: none

VOTE:

YES: majority

NO: none

Chair called out: Accepted

SUZANNE TO READ OUT

Motion 2023-12-5-1: To approve minutes of April 6 including the revisions noted at the June 15th Board meeting. (attachment 1 to these minutes)

MOVE; Bill Christensen, lot 869

SECONDER: Judith Long, lot 2190

DISCUSSION: none

VOTE:

YES: majority

NO: none

Chair called out: accepted.

E- By law revision of numbers of Board Members, change to be voted on (full text 1 ON TV TO BE VOTED ON) (attachment 2 to these minutes)

RON EXPLAINED and read out motion.

Motion 2023-12-5-3:

Article VI Section 1: The business and affairs of the Association shall be managed and governed by a board of directors composed of up to 9 (9) directors....

MOVE: Eddie Hard, lot 385

SECONDER: Calvin Morton, lot 176

DISCUSSION: none

VOTE:

YES: majority

NO: none

Chair called out: accepted

F- By law revision on date of Annual meeting and therefore Election (full text 2 ON TV TO BE VOTED ON) (attachment 3 to these minutes)

SUZANNE TO EXPLAINED and read.

Motion 2023-12-5-4 to change both Article V Section 2 and article VIII Section 1 to state that

annual meeting must be held in the first quarter of the year and the Board must also meet in the fall, or the last quarter of the year.

MOVE: Eddie Hart, lot 385

Secunder: Karen Ray, lot 2189

Discussion:

A short discussion was followed with a debate on what was a first quarter and last quarter of the year and whether residents wanted only a Board meeting in the fall or a full Member's meeting. Whether specifying a month was better than a quarter of year, even going to suggest we should specify an actual date.

A discussion on how the notice would be provided, whether by website or e mail was debated with Brad stating he would send out a brief e mail and Julia West stating notice would also be put on tv channel 732.

The Chair decided to withdraw this motion.

A new motion 2023-12-5-5: was then read out

To change both Article V Section 2 and article VIII Section 1 to state that annual meeting must be held in the first quarter of the year and a Member meeting must also be held in the fourth quarter of the year.

Move: Eddie hard, lot 385

Secunder: Karen Ray lot 2189

Discussion: none

Vote:

Yes: majority

No: 2

Chair called out that Motion was Accepted.

G - Election process and timeframe - Brenda explained text 3 (attachment 4 to these minutes) which was put on tv

Attachment 1 to these minutes

The following questions were raised:

-lot 1038, Anne Marshlow: will ballots be colour coded by year: We will try.

-lot 385, Eddie Hard: we should be able to vote for the number of candidates we want.

Suzanne responded that the law is very clear on this.

(For clarification on this point i am now referring to the appropriate article not read out at the meeting: Chapter 723 article 723.078 2 (b) 2. B states clearly « If a ballot contains more votes than vacancies or fewer votes than vacancies, the ballot is invalid unless otherwise stated in by laws.» Our By laws are silent on this matter.)

-lot 716, Marilyn Giddings, no lot 716, no identification should be on ballot; all agreed, and Brenda referred to her slide.

-lot 170, Mike Key, what is we have lost our membership card. Sam mentioned simply go to him he has a process for replacement cards.

-lot 1054, Lucia , repeated you need to vote for 5 candidates if there are 5 openings

-lot 1006, Tracy Adomeit, are proxies allowed for seasonals. Brenda no proxies according to Chapter 723 but if you ask in advance an absentee ballot could be provided after Jan 18th.

-Scanned membership cards on phones will be accepted

- lot 2189, when will we meet candidates. Only on night of election Feb 1, 2024.

-Chair, Brenda Deprey called for Floor Nominations

Following NAMES AND LOT NUMBER were NOTED:

Eddie Hard, lot 385 , was nominated by Barrick. Eddie accepted to be a candidate.

Lucia Malinowski-Wright , lot 1054 was nominated by Pat Reynolds. Lucia explained that presently she was not a homeowner but upon her future marriage on Jan 25. She would become a joint owner. The Chair of Elections, will look into the legality of this nomination and get back to her. She did accept to be a candidate, if she is allowed.

Brenda Deprey was also nominated but she respectfully declined due to personal other commitments'

H- Rent Notice 2024

RON PROVIDED an EXPLANANTION of negotiations to date.

BRAD TO READ OUT MOTION (Text 4 was put on tv) (attachment 5 of these minutes)

The HOA rent committee has met with Legacy regarding the proposed lot rent increases for 2024. The board is planning on approving the 3% increase for the existing signed and non-signed lease holders.

The committee is still in on-going talks with Legacy to potentially reduce the proposed 7.612% or \$1050.00 to \$1130.00 rate increase for the post sales lease holders. The committee has compiled data that would support a lower rate. There is no guarantee that any change will occur, but the negotiations are ongoing with

Motion: 2023-12-5-6 To approve the 3% rent increase for 2024 for all lease and non-lease presale residents and the continued negotiations for the post sale residents.

Vote on Rent Committee Recommendation

Move: Eddie Hart, lot 385

Seconder: Sharon Powell, lot 2059

Discussion: the following points were raised: Did Legacy share which CPI and which interest rate they were using in their analysis?

Why are the lease holders with 3% maximum guarantee included in motion?

Ron explained the 5.9% average rate increase in Pinellas County. Brad explained the successful negotiations to obtain a lower rent increase rate than the CPI for the existing non-signed lease

holders.

We asked the new residents to introduce themselves: lot 330, Norm; lot 391, Karl; lot 443, Bruce and Lucia Malinowski-Wright, lot 1054

Chair called to withdraw the motion.

A new motion 2023-12-5 -7:

To approve the 3% rent increase for 2024 for all non-lease presale residents and the continued negotiations for the post sale residents.

Move; Eddie Hard, lot 385

Secunder: Sharon Powell, lot 2059

Discussion: none

Vote:

YES: majority

NO: none

CHAIR CALLED OUT: ACCEPTED

Group Activities requiring funded Bus Group Transportation: input from Residents.

Chair: Ron to ask for input BY alternating speaker from one mike to the other

CHAIR EXPLAINED THAT WE WILL NOT DEBATE THESE SUGGESTIONS BUT SIMPLY GATHER THEM AT THIS STAGE FOR OUR CONSIDERATION.

Chair will Always repeat lot number and name of each speaker.

After each suggestion CHAIR will ask group for a show of hands to see level of interest

Suggestion 1: Julia West, lot 1025, individual medical appointments and Judy Long, lot 2190

LEVEL OF INTEREST: lots

Concern: Eddie Hart, lot 385, individual use for a particular purpose can lead to abuse and may not be applied across the board to all residents so may be perceived as not fair.

HOA would have to monitor this.

Concern: many have this transportation covered in their insurance so not needed for those.

Suggestion 2: Trip to CASINO

LEVEL OF INTEREST: lots

Concern: who takes responsibility for liability purposes during this transportation. Ron explained the companies that rent the buses take that insurance responsibility.

SUGGESTION 3; lot 231, Tracy Airport shuttle

LEVEL OF INTEREST: Majority

SUGGESTION 4: lot 1010, Suzanne Bourdeau; trip to the horseraces

LEVEL OF INTEREST: lots

Suggestion 5: Carl Morton lot 176 why not use the \$ to set up a basketball station.

Suggestion 6; Lucia Malinoski-Wright: lot 1054, use the \$ for charity purposes.

Suggestion 7; lot 1038, Anne Marshlow, use the \$ for Strawberry Shortcake Festival, Picnics, etc

J- CONSULTATION WITH VARIOUS GROUPS ON LEGACY PROPOSALS:

Suzanne explained: we will share info then ask Residents input and if there is time will add the firepit suggestion and the elimination of the Lakehouse laundry.

-**Library:** Kelly Vavala, lot 2201, read a statement supporting the continuation of a vibrant library with a new look including new shelving, loveseat, puzzle table, etc, provided a few location options including at the Hacienda on wall near rental office or corner near office. Present site is 12' x 12'

Kathy lot 636, could use the storage near stage in corral for Library.

Dave, lot 365: Storage near stage in corral is 9' x 17' so a bit bigger than Library presently, a switch may be feasible.

-Alan Russell, lot 345: ask Legacy to convert an unsold house they own into Library

-Billiard:

Lot 170, Mike Key

Usage: more than 80 residents use facility once a month

- approx. 12 residents play at least once a week

-more than 2 residents play at least twice a week

Facility presently is locked, and this ensures children do not vandalize equipment. This is a necessity. Pool tables need good lighting and no ice machine in same facility to ensure no water spillage.

Present equipment: two new pool tables need to be bought and many cues need to be bought.

- Katherina Seligsohn, lot 148 Present equipment is in desperate disrepair

- lot 385 Eddie Hard, wanted more space for 2 pool tables

-**Lakehouse USE:** Sports Clubhouse: cards/ meeting groups

USAGE: 2 nights a week for music: one jam session and one karaoke,

Daily use; card games

Poker: need at least one table could use a second one.

Monthly use: scheduled Club meetings

Occasional: numerous small social gatherings

FOCUS now is small social groups.

- **Gene , lot 858** Poker could be played with one pool table also there
- **Cards:** could move if they had another dedicated room somewhere
-

CONCLUSION: A few daily, weekly, and monthly activities would have to be relocated if two pool tables were to be in Lake house and group seems to feel two pool tables are needed not one. Also, Regular Nighttime musical sessions would need to be relocated. This option must be well fleshed out before a change in focus of Lakeside is formally proposed.

Easier to find another location for Library than to change the focus of both the billiard building and the lake Clubhouse.

-Gazebos: We have 3 groups: new ones, old ones, removed areas

Unfortunately, not enough residents close to gazebos were in attendance to fully discuss this. We will need to survey this in more depth.

-Tracy Pitts, lot 1031; will they reduce rent for adjoining lots if they remove gazebos or do not repair them?

-Cathy , lot 2177: does have new gazebo and it is never used

-Shuffleboard: Paul Bryant has sent HOA Board needs of this club including resurfacing, new curtains, etc

Usage:

Recreational; 40 + players 3 times per week

League; 20 players

-Kay Voorhies, lot 876, two leagues from other parks play in our courts during the season.

- Pickleball:

-**Dave lot 2059:** has been here 4 years and supports separate courts since Tennis overall is dwindling and pickleball is growing.

-Wayne MacDougal, lot 2184, supports separate pickleball, finds it an attractive element in park. Understand tennis players would find it difficult to have reduced courts.

-Jayne lot 2102, need better lighting for night playing.

-Bocci courts.

-Sandy Papararili, lot 2171 : courts need to be resurfaced

-Tennis: President of club Brian has sent documentation to HOA Board. His proposal is to keep the status quo of allowing tennis to play on all courts. In addition, his proposal includes building a new court for Pickleball or Tennis in any of 3 locations: back of hacienda parking lot, near lake, where bocci court is presently located. (or anywhere else legacy feels appropriate). These ideas have been presented to legacy and to date they have responded that some of those locations would either reduce green space, need permits difficult to obtain or be too expensive. Other needs tennis wants addressed are being agreed upon by Legacy ex resurfacing, storage needs, etc.

J-2024 Budget -

-Treasurer's report: the balance was discussed.

Attachment 6 to these minutes

HOA will have 3 separate accounts by January: one for Operating budget, one for Activity fund and one for Services fund.

Attempts to reduce bank fees are being investigated.

- Gail tabled draft 2024 budget (text 5 to be put on tv) (attachment 7 to these minutes)

Since the board members have only been given this draft today, they will give Treasurer their feedback and a final version will be provided to members 30 days prior to February 1 2024 to be discussed and approved.

K- Unfinished Business from April 6th meeting - none

L- Other Business

-Volunteers to organize X=MAS CHEERS on Friday Dec 22 or Saturday 23 if no Volunteers than a back-up plan would be to have Legacy pay for FREE Saturday coffee on Saturday 16th

-Party in January or February to celebrate Hacienda renovations (Suzanne)

Volunteers needed.

M- Questions from the floor

- Dogs: no change in rules, read your leases
- Parking; violations: one notice then towing.
- Lot 454 , Morina, netting needs to be fixed, balls are very dangerously landing close to people
- Hot tub: children jumping in hot tub with lifejackets!
- Jayne Branigan lot 2102 resurfacing of courts.
- -pool: petition representing many residents has been sent to Legacy requesting a prospectus change to allow children hours to be all day at corral Pool. A copy was sent to HOA Board, and we have responded to Legacy today on this issue. We will keep you advised once a response is received.

N- next meeting: Feb 1 2024 ELECTIONS

0- Closure\ Adjournment at 9: 13 pm