

**LV1 HOA Member Meeting
January 12, 2025**

Opening

The LV1 HOA meeting was called to order by President Carl Flickinger at 1:30 p.m. The Pledge of Allegiance was led by Treasurer Connie Hinton, Prayer was led by Russ Hawkins

Present

President - Carl Flickinger
Treasurer - Connie Hinton
Secretary - Kathie Ganley
Director - Mark French
Membership - Toni Schmidt

Absent

Director - Lisa Tucker

Quorum established

President Welcome Comments

Our Vice President Russ Hawkins has resigned due to health reasons. He has agreed to stay involved and help support the HOA. We appreciate all he has done for the HOA and thank him for his services. He still will be involved and support the HOA. Since we are so close to elections we will not fill that position.

We are having our membership drive today.

Belonging to our HOA is voluntary. What you are volunteering to do is be part of your Community and you're agreeing to abide by the state rules and regulations and the By-Laws set forth in your HOA. Hopefully you have all researched the by-laws on the website so you all know what's expected of you and the standard of conduct.

Last, somehow, a non member of our HOA got a hold of the membership email addresses and sent out a letter complaining about the President. The issue has been fixed, emails are now protected.

Another issue, Social Media - xmas eve message was sent out. LV1 is a separate organization. Not part of LV2. LV2 cannot negotiate or speak for LV1. He won't debate

it but if LV2 can help us get a better community, better relationship with owners, I'm all for it. If it benefits us both. The letter was not correct.

Membership Committee

Toni reported that we have had 45 members sign up before today's meeting and 40 sign up today so far. We also have 13 new members. Zelle is up and running if anyone is interested. ID is Lv1hoamelbourne@gmail.com

Events Committee

Lisa is not here today. No Bingo this week. There will be no concession stand until the kitchen has been inspected. Is anyone interested in helping out when it is up and running? We need more than 3 people to work it. It did generate good money for the HOA. We will wait until March when there is a new board.

Treasurer Report

Connie read the treasurer's report.

Carl explained how the accounts were set up with the bank and the fees associated with the ones with low balances. The Bingo account must be kept separate. There is a \$20 fee on all accounts with a balance lower than \$1000. Commercial Account - Commercial Fees.

- Multiple members chimed in on the banks they use, suggestions on which banks may have better offers etc. Treasurer report accepted - 1 nay

Liaison Committee Report

There has been no response from Cal-Am to the attorney's letter of representation. The attorney is drafting a new letter to put them on notice for a couple of items. We need to get a resolution. Some things are getting done around here, some things are not. It will be soon.

Q. Why can't we use the kitchen?

A. Back in October some different organizations than ours and Cal-Am had a meeting and decided they were going to deny us access to some stuff.

I made some calls to the Dept Business Professional Development. Because of my restaurant background I thought this could be considered a commercial kitchen and should be properly licensed. I also asked about the Gambling and giving away free Alcohol. I put it in a Letter to Cal-Am & posted online. A couple of months later - they show up. The only way you can use the kitchen is if you are a 501C3 only - special tax. We are 501 C. We can't work until properly licensed. Inspector was told that Activities are 501 C3. Someone from here told her that He doesn't see it on public notice. Another issue for March.

We were running Concession and we were kicked out in a big scene. So that shows us we better have our I's dotted and our T's crossed before we do anything with concessions. Our Community is out of balance, out of order. It's our job to make sure things must be done properly. Nobody will cooperate with us, nobody will talk to us, where are we supposed to go? You go where you know. There has been no cooperation. There was also a letter sent to Cal-Am offering to pull the liquor license, we offered to cover the expense - no response.

Q. Beer and Wine easier?

A. The state of Florida requires an organization to get permission from owner to get a liquor license. \$1200 process plus insurance cost. We need cooperation. The question has been asked, no answer yet.

Q. Sell vs give away?

A. Explained how the reports work and separating soda vs booze

Q. HOA Events?

A. Putting together program

Q. Activities selling tickets?

A. Got to make sure it's legal. If it's wrong it's wrong. Activities was formed as a 501 C7 which is a member to member social club. Not even listed with the IRS. They are only allowed to get money from dues or assessments. Any outside money has to be accounted for and if you go over more than 35% you are in violation of the tax code. Let's make sure it's right. Don't see evidence it was ever changed.

Q. How does BYOB fit into this?

A. Seems fine according to research. It's up to Cal-Am and they should have a set of rules. Shouldn't risk our residents.

We should get what we pay for and that is why HOA is here.

Comment from Nicole: The reason why inspectors came out a second time is Cal-Am lied to inspectors. They said there is pot luck only at the carriage house. It's on the official records with the state. Cannot understand why some people don't want to have a safe community. In her experience she has never seen a corporation run a community. Office people usually just take the rent.

Q. What about the letter James posted?

A. Not true. Cal-Am is required to speak during mediation. They have to deal with us, not LV2.

Q. Cal-Am rules the community through activities?

A. The state inspector was told they were filling out paperwork. What the paperwork is they don't know. The HOA is formed to run and enjoy your facility. Cal-Am took away all your rights. We are supposed to be equal, we owe them nothing but our rent. That is what I am addressing. That's the struggle.

Q. Does Cal-Am run all their communities this way?

A. No. Tampa is not run this way. They run their own events.

Q. How come Cal-Am doesn't break down where all the money goes the same way we do in our treasurer reports?

A. This will be addressed in our first meeting. They only tell us what they are legally required to tell us.

*Mark asked them to justify where the money goes and the #2 person in the company refused. If they tell us one line item then they would have to tell us all.

*Carl - that is why, for the past few months I have been documenting all of the residents' concerns to use during rent negotiations. Things like loss of services, rules they are not following.

Q. Resident was told that the rent increase is what it is because they would be getting market rent equalization. Is that true?

A. Mark *Do you want to fight? They have deep pockets and do what they want.

Carl* 2010 we won \$65,000 in rent decreases - spent \$30,000. Cal-Am lost again in 2014 Naples - gathering information now to help our case.

Q. Liquor and Kitchen - Activities want to take over Liability? Can it come back on us?

A. Hold Harmless agreement to Cal-Am

Nominating Committee Report

Nominating Committee worksheets have been handed out. The sheet lists the current candidates who want to run. All 7 positions on the board are open. They are not running for re-election, they are running for a position on the board.

You are submitting names for consideration for a position on the board only. Not a position.

Once they are selected there will be a tribunal type meeting on who is going to fill which spot.

You have to make sure that you are here to uphold the ByLaws and are here for the good of the community and not some personal vendetta. This is a 3 year term.

We have a 2 week window for nominations.

Would anyone like to nominate someone for a position on the board?

Paige nominated Ann Benson

John Fatka nominated himself

Bill Tenborg nominated himself

Ann Benson nominated Peter Barkhouse

Jim Garrity was nominated by Carl Flickinger

We need 3 residents for the Election Committee. They make sure nominees meet the requirements and present the slate of nominees to the board

Doug Morgan

Gail Masaveg

Kenneth Danner

Liaison Committee for rent negotiations will be formed by the new board after March 1st.

30% of active members must show up.

Motion to adjourn accepted and seconded at 2:45p.m.