

LV1 HOA Member meeting December 8, 2024

Opening

The LV1 HOA meeting was called to order by President Carl Flickinger at 1:35 p.m. Pledge of Allegiance was said and Prayer was led by Russ Hawkins

Present

President - Carl Flickinger
Vice President - Russell Hawkins
Treasurer - Connie Hinton
Secretary - Kathie Ganley
Director - Lisa Tucker
Membership - Toni Schmidt

Minutes

A copy of the minutes from the November 3rd meeting were on the tables. A motion was made and seconded to approve the minutes as written.

Treasurer's Report

Connie Hinton read the Treasurer's report and was approved as presented

Event Committee

Lisa Tucker reported that Bingo is running smoothly. On December 10th and 17th there will surprise games. They are Bringing in \$30 - \$35 a game average.

Membership Committee Report

Toni Schmidt reported there are 13 new members signed up for 2025.
The Luminary bags will be in this week and she will post when and where they can be picked up. There will be no Gift Basket this month.
We have 119 members in LV1.

President's Comments

- This is the way meetings will be run going forward. I apologize for past meetings. There will be more structure going forward. We have figured out the playing field and now know the entities working against us.
- The Membership Committee needs a right hand person to run with the Social Services portion
- The Events Committee will need a right hand person once the licensing is done for the state.

- Thank you to Jim Garrity, Crissey Ruscitelli Lynn and Bill Lynn for all their hard work on the concession stand. It brought in \$500 to \$800 in a short time. Thank you to Cathy Cirillo with ticket sales for the Gift Baskets and Thank you to all the volunteers who helped out.
- There will be no concession stand going forward until the proper licensing is in place.
- New committee is formed this time of year. Russ is in charge. 4 board member positions are coming up and we need a committee. If you are interested see Russ. The current board members meet after the general meeting and decide who is best suited for each position. Presented 45 days before annual meeting in February.

Q. What do these people do?

A. Go to the website and review the by-laws and read the descriptions.

- Liaison Committee - After the general election we will be forming a rent negotiation committee as detailed in the by-laws.
- We are making headway. We are getting push back from Cal-Am. They reached out to one of our board members. They are concerned.
- There are residents campaigning against our HOA. There was an Activity meeting that happened without our knowledge. LV2 went behind our back - disinformation not worth defending.
- Power still not equal, we will move forward. We will stay strong in our community.
- We are a separate entity from LV2
- We will not host an event until the kitchen is properly licensed by the state. The Gaming people will be out to make sure our Bingo is run properly, the Alcohol people will be out. Our promise to the residents is that all is run to the standard that is lawful. We want to make sure that Cal-Am provides us with all the amenities we are paying for. We have to establish the standard of living for an active HOA. We have to hold their feet to the fire.
- We provided 6 months worth of papers to Cal-Am and we have not heard anything back from them. We hired an Attorney, provided a retainer, they will be sending out letters to Cal-Am. All future correspondence between LV1 and Cal-AM will now be going through the attorney. We Posted the letter on the website. If you happen to need an attorney, feel free to use. The Board approved a \$5000 retainer out of the \$20,000. The Attorney will review to see if we have a cause of action. We will be prepared for next year's rent negotiation. Set up for the next board.

Q. How did you find the Attorney?

A. Reviewed FMO attorneys, who had been successful against Cal-Am in the past. They have offices in Tampa and Melbourne. \$300 per hour to review what we provided and \$250 per hour for mediation.

Q. What litigation?

A. It is in the hands of the attorney, we will let you know. Once they have reviewed and we have their report we will come back to the members and have them decide what to act on.

Q. Will the review be done on time?

A. Hope to have it back in January

Q. Does this include LV2?

A. No

Q. Is LV2 a separate Corp?

A. Yes

Q. Will LV2 do their own negotiations?

A. Each HOA is responsible for their own negotiations through their own Liaison Committee.

It seems that there are 4 entities, LV1, LV2, Activities and Cal-Am.

We have to protect ourselves and perform our own negotiations individually.

Q. Will LV2 use the same attorney?

A. No

Q. So LV2 does nothing but get the benefits?

A. Any benefit gained by either HOA benefits all residents

LV1 is driving the train - lead by example

If rent negotiations are not reached then it would have to be adjudicated by court of law.

Q. Rent Negotiations - anyone else involved? Experience? Not an easy job

A. There will be a new board - find 5 members by the first of March

Q. Have we had an attorney before?

A. Yes, he retired

Q. Is the attorney present during negotiation?

A. Not sure - probably recommended

Meeting Adjourned by Russ