

## **LV1 HOA General Meeting 4/27/25**

### **Opening**

Meeting was called to order by Vice President Bill Tenborg at 1:02 p.m.

The Pledge of Allegiance was led by Vice President Bill Tenborg

Prayer was led by Russel Hawkins

### **Present:**

President: Carl Flickenger by Phone

Vice President: Bill Tenborg

Treasurer: Connie Hinton

Events: Lisa Tucker

Secretary: Kathie Ganely

Ass't to President: Peter Barkhouse

### **Absent:**

Membership: Toni Schmidt

We have a quorum so we can have a meeting.

We have some updates we'd like to give you. This is for Homeowners that have paid their dues. If you have not paid your dues you can do so at the table up front. There is strength in numbers and coming up this year is the rent negotiation. Our goal is to have as little of an increase as possible and have the best services possible. This is your voice. Without us you are alone. There have been some small changes around here. The bridge by the canal has been completed, golf carts are no longer allowed. Tiki is up and running but the emergency shut off is pending. Trees have been trimmed, stonework out front is done.

Legal situation was approved last meeting. Management is not doing what they are supposed to be doing. Not responding to our letter - No contact or communication from Cal-Am. We will push to the next level. File dispute and go to arbitration - which is not serious. It's more paperwork than anything. We file, after 20 days come back then 30 days mediation. Cost is \$250 for each party to offset fees.

Some of you have gone through Inspections by management and it has not been very pleasant. There have been threats, pushes. No reply from the office to emails. Loss of services, hassle with grass. We are trying to get issues resolved.

We have had conversations with a Lady about her inspections, it's been ugly and it shouldn't be. Vice President Bill Tenborg can attest to that. He has been here 5 years. He has model planes in his shed and needs an air conditioner. For 5 years that has been okay. As soon as he was elected to the board they told him it is not okay. Even though many others have them.

**Legal Update** - Rent Negotiations are coming up. We have to form a Liaison Committee which will be selected by the board. Sign up sheet is up front. We need 5 people on the committee. No date has been set yet. We will contact Cal-Am in June. In the past the committee was done once rent negotiations were over. We are thinking that we should keep the committee together so they can help with resident issues during the year. It would help for future negotiations.

**Event Committee Report** - Lisa reported that they have been having over 100 people at Bingo and the payouts have been \$40-\$50. What we take in we take out. Chrissie is the first Chair on the Events Committee and will be organizing some events each quarter. She will need volunteers.

**Membership Committee** - some new members joined today

**Treasurer Report** - Connie gave the treasurer's report. Copies on the tables. Report was unanimously accepted.

**Secretary Report** - Copies of the January minutes and February minutes were provided on all tables and were unanimously accepted.

The state mandates how the Liaison Committee has to be done. After Cal-Am gives us the 30 days notice of rent increase. They must have a reason for the increase. If they say another property similar to ours has raised their rents they have to justify and prove it is similar. We can do the same if we find a similar property and rent is lower. It must be a mutual agreement between both parties. Carl has been collecting information to help us negotiate. It should be very interesting. This HOA has been vocal - have not been in the past.

We need a list of volunteers. We will collect the names today and then meet with each person to see what skills they have and go from there. Business management experience would be helpful. Board will meet in an executive session and set the committee up. Committee will hold open forums in May and June. Lots 1-442 meetings - all residents will have an opportunity to participate. The committee will be the voice of the people. It is important that residents participate in these meetings so their voices will be heard. They do not have to be a member of the HOA to be on the committee, they just need to have a financial interest in our neighborhood. The Statute states they must have a financial interest in lots 1-442 and actively participate in the committee. Once negotiations start it all has to be kept confidential. That's why we have public meetings beforehand - so that we can go in with one voice.

Mark French stated that statute 723 is very clear about the rent negotiations but in reality Cal-Am is very different. Cal-Am won't tell what the increases are for. Once they tell you one

item they have to tell you all, and they won't do that. They want to play chicken and go to arbitration.

Carl - We have an Attorney included already, we should have a better result by keeping on them.

Mark - Susan is #2 in Cal-Am Tampa - and she can only speak to the chairman of the committee.

Carl - 15-20 years ago there was an aggressive HOA and they were successful.

M - We need to do homework before. In the past they tried to say 2-3 Parks that are comparable within 50 miles but they were not the same at all. We have to visit, talk to managers.

C - Everyone on the committee will have to put in a lot of work to get all info together, collect the data, present to the residents, answer those questions and basically do all the work for the attorney

M - Taxes 2% increase only on lots that are full. In the past Cal-Am did not even know what their taxes were.

C - Whoever volunteers is going to have to do a lot of work

Resident - Regarding LV2 - can their amount be different than ours?

C - LV1 and LV2 are 2 separate entities. We can ride each other's coattails. In the past, Cal-Am insisted we all get the same increase. LV2 cannot agree for us. What is best for the residents? Cost issues are different for both.

M - In the past the Attorney thought we all must negotiate together.

C - We are in the best position by demanding separate negotiations - it will cost them more time and aggravation to negotiate separately. Not able to schmooze us over and think we are not prepared to be successful.

M - One year they started out wanting a \$79 increase. HOA negotiated it down to \$39 which is probably what they were going for in the first place but they put some language in the contract that was not acceptable. It was not accepted so there was a \$10 increase that year. 5 year deals are preferred over 1 year deals. Did not want 7 years.

Resident - 15 years ago we stuck together and got better results. We should join together and not be separate.

Resident - Wanted to know the difference between LV 1 and LV 2.

C - Explained - Cal-Am has 2 tax properties. LV1 was formed first, then LV2. 2011 they tried to merge but Cal-Am denied. LV1 and LV2 in 2007 activities Cal-Am got involved. Cal-Am is using Activities to divide the community. Kitchen run as a Commercial business. Inspector was called. LV2 brought along with us until they separated from us. Cal-Am does not answer for us through LV2. Our tax parcel is 1/3 larger- ex 300,00 vs 150,000. Community stuff - we are paying more but we are sharing facilities. They are not paying for common areas. We pay for their tax bill - different sized lots, some rents are not fair. HOA has to protect all residents. Fiduciary responsibility.

C - Just digging into the pricing and tax bill. This will be Liaison Committee work, to get cost projections for each lot. Why are they not the same? What's the standard? Is it Legal?

Resident - Rent Negotiations - Pool is allowed 15 people and there are 900 people in the community. 1 little TIKI for 900 people. Hot tub holds 5. It is not the resort lifestyle they advertise.

C - The meetings coming up in May and June is when we should bring up comments like that. Good for the negotiation input. Today we are getting volunteers. Please show up for meetings to share these ideas.

M - They don't price by lot size. One year they made all the rents equal by charging the newer residents nothing and charging the older residents a lot in order to bring all the rents to be the same.

C - It is never in the residents favor

Resident - Liaison Meetings are meetings just in May and June? Are they done after negotiations?

C - It will be a full year commitment - Game plan first will be negotiations and then there will be general resident meetings. We notify Cal-Am - that dictates how many meetings. The Liaison Committee will handle resident issues through the whole year.

M - How will it work - you cannot discuss what happens in the negotiation meeting. Can't go back to the residents according to Statute 723 it is private with the owners.

C - We will play by the rules

Resident - Info cannot be released - provide the board with a list of items and get the public's response

C - Negotiation preparation will be given to the Committee and presented in General Resident meetings. All will be combined and collated. Negotiating committee has the power to speak for the people. All residents participate. Last 5 years numbers - be prepared

Resident - Cal-Am has not answered the lawyer's letter. Curious on how you expect to get answers to any questions.

C - Path -We are allowed to have legal representation. Cal-Am is just hoping we go away. The Attorney is involved. 15 years ago \$30,000 was won in the past. We gotta do what we gotta do. Go to Mediation, if they get enough complaints it will affect their credit rating, and put more pressure on them. The Liaison Committee will ask Cal-Am to please send us a list of dates. No response? Go through the court of Law. They're openly ignoring us.

M - They have to respond but they will make us wait. They have to respond or go to court. Anybody can be on the committee. They do not have to live here.

C - They know once an attorney gets involved. We have documentation and act in good faith.

Resident - Keep in mind that if you start asking for stuff it will cost more money. Let's just stick to the rent negotiations. The canal needs to be cleaned out!

C - Send pictures and emails and documentation of the canal issue. Keep sending pictures and sending emails of all issues, they will help with rent negotiations.

Resident - She tripped over a bench and hurt her back. She had a lawyer. Then the pop up inspections started. Then no lawyer would take her case so she had to drop it. Retaliation is prevalent.

C - Many people have had retaliation issues.

Carl would like to thank Doug & Tina Morgan who spent a full day helping out a resident who had unsafe living conditions.. We need someone like that on the committee.

Carl motioned for the meeting to be adjourned @ 2:15 - Lisa Tucker seconded it.

