

**Joint Board of Directors HOA Meeting
LV1 and LV2
November 3, 2024**

Opening

New residents and non members were welcomed to the meeting. Invitation extended to them to join the HOA.

The Joint Board of Directors Meeting was called to order @ 4:00 p.m. by LV1 President Carl Flickinger. The Pledge of Allegiance was led by LV2 Secretary Tammy Neil. Prayer led by LV2 President Jim Adams.

Present for LV1 - President - Carl Flickinger, Treasurer - Connie Hinton, Secretary - Kathie Ganley, Director - Lisa Tucker, Membership - Toni Schmidt
Absent were Vice President - Russ Hawkins and Director - Mark French.
Quorum established

Present for LV2 - President - Jim Adams, Secretary - Tammy Neil, Treasurer - Debi Bracket ,
Director - Peter Bryden
Quorum established

First order of business for LV1 was to accept the resignation of Secretary John Fatka. The Board expressed appreciation for his past services and thanked him for his time and effort in making this a better HOA.

Second order of business for LV1: President Carl Flickinger made a motion to appoint Kathie Ganley to fill John's position as Secretary for LV1. All members present voted yes, seconded by Treasurer Connie Hinton.

Minutes

The minutes from the 9/29/24 meeting were on all the tables and were approved as posted by Gary Bouchard and Janice Hayes.

LV1 Treasurer Report:

The LV1 Treasurer report was approved as submitted. After a lengthy discussion on the following items John Fatka made a motion to accept the Treasurer's report. Seconded by Kenneth Dann.

LV1 President Carl Flickinger spoke about the following items:

*Bingo responsibility - Carl explained that according to FL Statute 723, the only way Bingo can be done in an HOA community is when it's run by the HOA. Section 849 and our corporation documents state that we, as a corporation, HOA, are authorized and will run Bingo in an HOA community. It's important to make clear that any gambling money we bring in has to be paid out that night. Any money raised from the 50/50 can be spent any way the HOA wants. If the HOA doesn't run it, it is considered illegal gambling. He explained record keeping, how money is handled etc.

*Everything in this community is under review. We will make this community back in line to follow the guidance of the Florida Statutes and make sure that this is run by the rules the Florida Statute has put in place. This is going to be an HOA run community.

*January 1 starts the rent review. Cal-Am will not share that information.

*Activities - Cal-Am told Carl personally, and made it very clear in their meeting on October 1 that they do not support the HOA, will never support the HOA and will not fund anything the HOA does. Their words. Although they do support HOAs in other communities. They also said they control residents through the Activities. Every dollar they put on their budget that they associate with activities is a line item. Residents get charged for that. They will not disclose the amount because we have no right to know that number. So, in general, every person is getting charged \$20 in their rent for all these parties and you have no involvement in it.

*Cal-Am does not live by the same rules as residents regarding flags and for sale signs because they said it has not been adjudicated in court.

*Last 17 years, what have we got? Lack of services, bad reputation in the community, disgruntled residents. We've gotten active because residents are sick of being pushed around by poor management decisions to hire that person. In a typical Florida HOA community there is an equal balance. We owe Cal-Am 2 things, our rent is on time and we live by the rules you signed. They should not be in our lives. They should not be telling us what we should or should not do.

*Every resident associated with the Activity Corporation should be commended for their dedication, for their hard work. The entire community is paying for everything, the managers luncheon, the newsletters, Cal-Am is taking responsibility for the credit. Give credit where credit is due. It's due to all the residents that are paying a monthly fee to support the activities, not Cal-Am that may be giving some back but we don't know that because they won't tell us. It's another profit line for them.

*If we don't stand up and take our community back we will get what we get. And look what we've got so far. We have discount meals, free alcohol, we've got Cal-Am acting like they own us, we've got reduced property values, we've got non responses to our requests regarding our own property, They're not doing anything for us. We can't even get the services that we pay for.

We are 6 months in from the first letters we sent them regarding residents' problems and we still do not have any answers.

*Discussion about Activity Corporation, CalAm, HOA Corporation. If we just stop taking their money, we can take back our control. Cal-Am has to receive our rent payment and keep our facilities clean. They have no role in anything else, they have no business selling tickets and overseeing our events. They don't have any business scheduling our events. We've let them do that in the past and we should say no more. If Activity Corporation stops taking money from Cal-Am and does it on their own, HOA gives them their full support. Activity Corporation is the next hurdle for the HOA to get its equilibrium back from Cal-Am.

*Resident question: Why are we supporting new residents that buy a new house and giving them \$12,200. They are still using all of our amenities and they aren't paying for them, we are. We are also supporting the person that refers them. Why are we doing that? Cal-Am is doing that and basically taking it out of our pockets. That needs to be discussed with Cal-Am. We are not part of their business. It has been said that we are providing financial support to other Cal-Am properties that need help.

Response: The rent negotiations are questioning their budget and their expenses. Cal-Am has historically assigned rent increases outside of that category. Because outside of that category they don't have to explain it to us. As soon as they say rent is going up because their expenses are going up they have a legal obligation to tell us what those expenses are. So what I'm doing is identifying budgetary points of negotiation. The first one is the grass cutting quote that would charge them \$40 a yard. They said no. But, there is a lot of sales material and a lot of residents believe that you are paying \$100 a yard out of your rent. So shouldn't we get \$60 back a month for that? That's \$300,000 dollars I get to negotiate on. Activities would be another \$100,000 to negotiate on if we are not taking their money. The free rent and the referrals is another line item we will negotiate on. What is actually being charged on our cost and how much is their profit margin? HOA boards in the past just compared amenities of other properties against ours. That is such a small part of negotiations. The bigger part is being prepared to negotiate and debate their budget. And if they don't tell us that number we have to take them to court. Or we live by what they say.

Question: Does the rent money go to California and get pooled with all their other properties?

Answer: This question will be added to the negotiating package.

Comment from the wife of a past HOA president. Her husband had to take Cal-Am to court in order for there not to be a huge rent increase. It worked and that is why for the past 5 years we have had only a \$39 a month increase.

Committee reports:

Events: Lisa Tucker represents Bingo. It's being handled the same as it's always been, what money that comes in goes out. They are allowed to keep less than 5% at a time in order to get supplies. By law that's what we have to do. Only prize money is what is taken in for the sales of

the cards. Dobber money is treated the same as the raffle money and is used for supplies. We must work together for the better of the community.

Per Carl - every gambling dollar that goes in, goes out.

Membership - Toni Shultz - Basket of Cheer brought in \$253, American Flags brought in \$270.

Holiday Basket and Luminary Bags will be starting up soon. Explained the procedure for accounting of the money for those items. LV1 is 118 Members strong from 29 4 months ago.

All active members have signed a pledge to act according to the By-Laws. Any HOA event, if you are going to volunteer, you must be an active member to help with the event. If any participants of the event show up under the influence of anything, and disrupts the event, you will be politely asked to leave. If you don't see the value of your HOA, do not pay your \$20 and do not show up just to talk trash. We want everybody but it's not about the money. It's about community support and neighbors helping neighbors. That's what it's all about. An HOA is designed to run all operations in the community and push back against the management and the landlord to make sure your peaceful enjoyment from your property and your activity are your own. That's all we're trying to do for you. We need everybody's help, we need all volunteers, I know sometimes change comes with hurt feelings but please do not make it personal. This is a business organization that is owned by all residents that pay their \$20 for the good of the community. And we represent the ones that haven't paid \$20.

Question: Clarify Activity Corporation and HOA Events.

Response: All we're saying is don't take their money. Run the parties under the HOA. HOA welcomes all volunteers. We are not asking for anybody to be on our board. Lisa Tucker is in charge of events. She needs a first vice chair from both LV1 and LV2. That first vice chair will basically be the one who runs all of the events. That first vice chair appoints the kitchen manager, appoints the beverage manager, appoints the entertainment director, sets up the catering corporation. That first vice chair is the person that has the power. If you want to consider that position, you answer to Lisa, you answer to the board. If you want to be involved on the ground floor of building our HOA - we want you! It's just a change of a hat. You will be team HOA instead of team Cal-Am. That money they give Activities is a key negotiating tool.

Question: Ticket Tuesday there were 3 Cal-Am employees sitting at the table. No eye contact or interaction with HOA representatives. Why are these Cal-Am employees allowed to attend these activities and ticket sales and corn hole during working hours?

Response: Carl sent pictures of those 3 employees to Vernon and asked if this is the proper way to use corporate funds. No answer from him yet.

There are 2 groups of people. Those that are benefitting from Cal-Am and those that are offended by the letters and their actions and their management and they're going to say I'm offended by Cal-Am and I don't want them involved.

Question: Does part of our lot rent pay their salary?

Response: Carl is trying to find that out. The Activities Coordinator we are paying for that's a line item. The park manager can't make a decision, why are we paying for her? If we are being managed from a different place why are we paying her salary and why are we paying for her

house? Any time you feel offended, anytime you feel something is wrong, take a picture and send it to LV1HOAMelbourne@gmail.com.

Question: If something happens during an Activity Corporation party and somebody gets hurt, the Activity Corporation does not have insurance. If the Activity Corporation becomes part of the HOA would they be covered under HOA insurance?

Response: Cal-Am says we are all on our own. The HOA buys Directors and Officers Insurance. That covers all actions of the boards, all the appointed directors, all committee people and all the volunteers for their actions.

Question: The pool used to be open until 9:00. Now because of the permit it is closed a half hour before sunset. Can we get that changed to stay open later?

Response: Absolutely, that is on the list.

Question: A while back Cal-Am said they were going to put fencing around the buildings so people have to use their fobs to get into any of the buildings. The laundromat gets used by people other than residents.

Response: That's what we are trying to do. These are the types of things the HOA wants to do for the residents.

Questions: Guests using amenities without residents being present

Response: The guests must be accompanied by a resident. Cal-Am must clarify the rules. 2 different pickleball groups - where is the sign-in roster? Cal-Am is not answering the questions. They need to clarify the rules, HOA can do that with them and do it together.

It's every resident's responsibility to know the rules inside and out. If you find a gray area make them put it in writing when you ask them their position. You write to them and make them write back to you. So you can get some type of proof of how they're wrong so we can move forward with the HOA to help. We will no longer deal with verbal, we want it in writing. We have no confidence in the management in that office.

Question: Why is the bridge over the canal closed?

Response: He will follow up tomorrow.

Meeting adjourned @6:00 p.m.

