

**Schalamar Creek Mobile Homeowner's Association**  
**HOA Member Meeting** **May 24, 2021**

The May Member Meeting was called to order in the Ballroom and via Zoom by President Dick Rae at 7:00pm. Board members present: Dick Rae, Carol Black, Bette Johnson, Norma Miller, Joe Howard, Barb Lidsky, Jim Driskell, Randy Gray, Ted Meyers. Absent: Stan Kubik.

**Secretary**, Norma Miller- The minutes of the April member meeting were approved as written.

**Treasurer**, Bette Johnson- The treasurer's books are being audited by a professional CPA at this time due to the change in treasurers recently. April financials will be reported later.

**FMO Representative**, Randy Gray- There have been many WatchDog announcements from the FMO recently. Discussion has been around extending the Tie Down program for mobile homeowners. Please contact: House speaker, Chris Sprowls at: [Chris.Sprows@myfloirdahouse.gov](mailto:Chris.Sprows@myfloirdahouse.gov) and Senate chair, Kelli Stargel at: [Stargel.Kelli.Web@flsenate.gov](mailto:Stargel.Kelli.Web@flsenate.gov), to send letters of support for the program to continue for one or two more years.

**Committees:**

**Membership**- Barb Lidsky reported 280 members for 2021 at this time. She is continuing to take new memberships and will have a sign up table at the functions held in the community.

**Activities**- Carol Buie reported that the Breakfast Club recently held served over 60 people. The June 12 Breakfast Club will feature coffee and a donut or biscuit with bacon or sausage for \$2.00.

Saturday, May 29- Dance with Tony & Trish. It will be free and provided by the HOA. Food will be offered free by management.

Saturday, June 19- Father's Day Breakfast- signup sheet is posted on the Bulletin Board. Menu: pancakes, sausage, bacon, fruit cup, coffee and juice.

They are trying to plan more events for the remainder of the year. Check HOA info sites for details..

**Outreach**- Carol Black shared that she sent cards for the passing of the following: Tom Kircher, Bob Kane, Laura Heller, Gloria McKay, Don Powell, Ted Wild, Ken Bellemare.

**Welcome**- Jim Driskell reported for Susanne that the committee had a table at the recent Breakfast Club and had explained the HOA functioning to attendees. 10 new HOA memberships were collected.

**Legal**- Jim reported that on May 7 the 11<sup>th</sup> Circuit Court of Appeals denied our appeal. He explained our two issues: **Prospectus 6**- sellers since 2015 were coerced into signing the new P6

prior to selling, we feel. Buyers were then, unknowingly, sold homes with increased rents. The court held that there wasn't sufficient evidence of this. **ADA Claim**- the need for accessibility by elevator or other means in the Clubhouse was not proven, they said, but the court did reverse the Tampa district court in standing. However, due to our not proving the feasibility of the modifications this was denied also. Murex' professional architect said that an elevator was not possible due to the high water table. The HOA hired professional was not allowed into the Clubhouse due to the COVID shutdown to make a determination, so we could not prove the ability to install an elevator. This could possibly still be proven if a group or individual with handicaps would bring an ADA suit. Next, there will be a review of the court fees.

**HOA Board Elections**- Residents need to come forth to run for the open positions on the HOA Board. Official elections will be held in January for these positions: President, Vice President, Secretary, and Directors. Board training will be given by the FMO.

**Announcements:**

- Outdoor facilities will be opened to residents and guests this coming weekend, Memorial Day weekend.
- A new supervisor for the Caddy Shack has been hired.
- The Caddy Shack menu will be increased when it is opened up to all.

This will be the last Member Meeting until next September, unless an important issue arises.

Meeting adjourned at 7:25pm.

Norma Miller, Secretary