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# September Homeowners Meeting Minutes

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**Linda Hendricks:** Good evening everyone. I welcome all to our homeowners meeting tonight, September 12, 2024. We will start with the Pledge of Allegiance. Please take a moment of silence for those souls who have been victims of violence and wars around the world. Let us also pray for the safety of our troops in those areas. If there are members dealing with illness or have passed away, please let's keep them in our thoughts and prayers, thank you. This meeting will be transcribed for submission to the Southwind.

I would like to announce a new Board of Trustees tonight. Our new President, **Vince DeChiaro** is not here tonight, hopefully he'll be up and running soon. He hasn't been feeling well, but from what I understand he's been released from the hospital today and we hope to see him soon. I am your new Vice President. My name is **Linda Hendricks**. Recording Secretary is now **Debbie Fazio** and **Joe Bushey** is now Treasurer. **Fran Hurley** and **Adrian Corrigan** are now Trustees.

Since I am a novice at this, **Mike Signorile** is sitting to my right, guiding me through our first meeting. I am now going to ask Joe Bushey to share the monthly business meetings current treasurer's monthly report.

**Joe Bushey:** First account operating is \$150,263.97, total operating account is \$394,199.35 and total reserve account is \$889,883.20.

**Linda Hendricks:** Thank you Joe. Motion to accept the report was made by Adrian Corrigan, seconded by Mike Signorile all were in favor. Motion to accept the minutes from our last Homeowners Meeting in July as posted on our website was made by Joe Bushey and seconded by Adrian-all were in favor. OK let's move on please. Bear with me, I want to read a letter of thanks from Vince DeChiaro. As I said he hasn't been feeling well and we do trust he will be up and running sooner rather than later:

Dear Home Owners of Holiday City South, it is with great humility that I accept the Board of Trustees decision to entrust me to the Presidency of your Association. I, as well as the whole Board will work together to forge a partnership that give this community a unified transparent method of operation. I would be remiss without giving credit to Adrian and Fran for all the countless reports to date. Many things this Association does this Board needs to continue, but we realize that there were things that need to be improved as well. I give you my solemn word, that I will always act in the best interest of the whole community. Thank you and best regards, **Vince DeChiaro**.

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**Linda Hendricks:** Just a few words: I want to thank all for coming out tonight. I am truly honored to be here and accept my new position on the Board as Vice President. I especially want to thank this entire Board today: Mike Signorile, Adrian Corrigan and Fran Hurley who have been and I'm sure will continue to be inspiring role models. Please guide me along the way. I pledge to continue our commitment and fidelity to all of Holiday City South, the journey is in the journey, please take those steps with us today and as always, I want to thank you all very much.

**Debbie Fazio:** I want to thank all of you who voted for me both times. I am honored that so many of you put your faith in me and what I promised while campaigning. You took a chance hoping and praying that I would stand by my words. I am assuring you all tonight that I will (for the next three years) be your voices as much as possible. I am confident that this new board is committed to being open and transparent to the residents and will listen and be respectful to everything you have to say. Your input and opinions are valuable and will be extremely helpful in aiding the Board in making the final decisions that will affect all of us. We will always remember that all decisions whether big or small, are ones that can make or break a community's spirit. We intend to try our best to keep that spirit alive for as many of you as possible. It will take time, but it will happen, I truly believe it. Thank you all from the bottom of my heart and I'll do my very best to prove to as many of you as possible that you made the right choice. Thank you.

**Joe Bushey:** So, for those of you who don't know or as you just heard, I was elected as Treasurer. This has been a work in progress getting on the Board for the last 4 years. So, bear with me, this speech is going to be a little long. Alright, first of all I'd like to thank our outgoing Officers of the Board. I truly respect them for volunteering and also the hard work that they put into this community. You should all be happy and respect them for that as well and that includes **John Fay**. I think this has been the longest campaign in HCS history and it's been exhausting at times. As the German philosopher Frederick Nietzsche said "what doesn't kill you only makes you stronger". Let me say I am humbled and honored to be on your Board of Trustees. Those of you who voted for me again, I say thank you. For those of you who didn't vote for me-I'm going to work real hard. So that you say to yourself "I made a mistake, I should have voted for him early on". I didn't want to be alone by myself without an opportunity to change things, so I reached out to someone in early April. That person was **Debbie Fazio**. I told her that the neighborhood people vote for her. Initially she was not enthusiastic at all about that. She told me she couldn't do the same for me. There's a lesson here in that we didn't know each other. In fact, it's probably safe to say we didn't even like each other. But we got to know each other and that's the lesson. You need to talk to people. You need to get to know them and understand where they're coming from. You can be friends, thank you. What are the downsides of our community? I really did not want to address this, but it's that we don't get to know each other. We're not friendly enough to our neighbors. Another one of them is spreading of rumors. Somebody called me this

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morning to tell me that I'm still wanting a Property Management Company. I just want to say for the very last time, I have never said that nor am I in favor of it. There are many good things about living here. I have met many fantastic people and have made some very good quality friendships. It's safe to say that I've confided in a lot of them through this election journey and I'm grateful to those people. Some positive changes will be made here, including more transparency, more activities and more input from the community. It is now time for us as Board Members to work for the betterment of this community and put the people's needs first and foremost. Please be patient with this reorganization and this new order, we need to get up to speed on what's been going on for the last few years. We also need to be patient with Vince returning as our President. I believe him being President is a big plus for our community. I believe that was the right decision to make at this time. You will definitely see some positive changes made in a short period. Last but not least, I want to thank my wife Diane (who is sitting in the front row), she's been by my side and very supportive through this journey. Even those of you who didn't vote for me should be very happy that I won. That's what people tell her, "I hope Joe wins, I hope Joe wins". She would tell them you better hope he wins, otherwise I'm gonna send him to live with you. I promised her I would always be approachable and available to hear your concerns. While I can't promise everything, I will always stay true to you.

**Fran Hurley:** I would like to say thank you and welcome to the new Board Members. Let's all work together and make this place happy. Wanted to say thank you for whoever voted for me. I will continue to work as hard as I did for the past three years and I'd like to wish the best of luck to the new Board Members.

**Linda Hendricks:** The chair will open the floor to the membership for questions. You're going to have to step up to the microphone. Did anybody sign up in the back? You want to bring that up here please, get a microphone. Please state your name. Our good friend John Fay has something to say.

**John Fay:** I want to thank all the people who voted for me, I really appreciate it. I didn't make it, but I want to congratulate the Members of the Board (the three new members-1 old and 2 new) all the best and a lot of good luck. I also want to talk about one other thing that has been mentioned, that's a Management Company. I don't know where it came from that Joe Bushey was in on it. I had no idea, I never mentioned it. I want people to know that as of right now our Trustees can institute the Management Company. You do not need the vote of 1200 people like it's been said, that's a fallacy. 4 members from the Trustees could say we're bringing in the Management Company, you can do nothing about it until the Company is here. That's one thing I'm afraid of is a Management Company. We all should be right now, we're paying \$600.00 a year, they'll boost it up to \$3,500.00. There was an article in the Readers Digest this past June about Management Companies and the horrors of the

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Management Company. I printed about 100 pamphlets; I would like to ask the Board if they would allow me to sit in the back and hand these out to anyone who wants them.

**Linda Hendricks:** I don't see why not. I'd like to just make a comment about what John had to say. I have mentioned many times that I'm not going to stand up here and BS anybody. I've been on the Board for 2 years and I'm not blaming anybody on this Board for what transpired. I called the Management Company, we've gone and visited, we've talked to different Companies on the phone, we have somewhat of a disaster. I'm not going to point the finger at anybody at this time. We had a collapse in our office and it was pretty serious. We needed direction, I can assure you, I've got another year to go and I know that this whole Board is going to do everything we can to prevent that. But you've got to live in the real world. This is big business this is a multi \$1,000,000.00 operation, there are 2,357 homes and thousands of people live here. We are all smart people. You all care because you're out there. I'm making a realistic statement. I'm not proud of calling Management Companies, we need to gain control. We are doing the best we can. I've got to say Mike, Adrian, Vince and myself have spent dozens and dozens of hours literally updating documentation to get this vote straightened out. To find out how many rentals do we really have? How many LLC's and Corporations, families, family names that are owners? I don't want to pick on anyone but many aren't paying the flipping fees. It's a big job and it's a tough job. As many of you know we have gone through a lot of changes in our office. Every one of us (new and old) are doing the best we can to get a handle on this situation. Sometimes you've got to reach out for help. Just because we reached out doesn't mean we want a Management Company to take over. At times you have to ask a pro what direction am I supposed to go in? We will get a handle on it, that is the motivation of this new Board to prevent that from happening. We will protect everybody and their environment. It's not that we don't want our jobs, this is a big job! This isn't the same job sitting up here that it was 10, 15, 20 years ago. This is major money, big business and I'm going to leave it at that.

**John Fay:** I appreciate you listening. I'd like to give a little bit of information. If they fine you \$50.00, according to the article in Readers Digest, you'll fight against a multi \$1,000,000.00 company every time you do something. If your caught up in 7 people who want to volunteer and help out right now, you put that company in there you're out of luck. You're not going to win anything that you do. You try voting against them, they're going to beat the hell out of you. That's the way I looked at it and that's why I'm against Management Company. With that I'll go in the back.

**Linda Hendricks: Adrian** has especially been working diligently when the 4 of us went through all the books. I called the home units to figure out who owns what, where does the owner live? I'm going to let Mike take it from here.

**Mike Signorile:** As you know we had the election and it was not a pleasant thing. But sometimes you know it's out of bad things something good comes. We took a list and many of you got letters saying that you were in arrears. They folded over or they crossed over your payments. Unfortunately, those people came to the office and were unhappy.

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But we had (140,000? / 147,000?) thousand in dues, fines and liens that were in arrears. The bottom line is on the 30<sup>th</sup> of August that number was down to (\$60,000?). So that money is now back in your operating account and as I said - from something bad can something good. What we're doing is compiling a list of all the people who are Realtors, whether it be an LLC or individual home owner. With that list we're going to be looking at them to collect the fees that they've been remiss in over the years. So, it could turn out to be a good thing and that's all I have to say about that. Some have said maybe we jumped the gun on the recall. But looking back and going over all this paperwork and multiple hours, all that money was recovered and now we know who owns what. It's not quite perfect, but we're almost there and it goes back to me saying that this is really turning into a full time job.

**Linda Hendricks:** Believe me I appreciate all volunteers, we're all volunteers up here, but the world is changing. Mike, Adrian, Vince and myself \_\_\_\_\_ landlords or LLC's or finance companies or whatever they are out there we've got to get them to behold to us. Mike and I came up with a guesstimate that we closed in on and collected \$111,000.00. Before we came to that conclusion, we did go visit a Management Company, John Fay came with us to First Residential, Eatontown NJ. We needed advice, we were lost truly, we were worried about our community. It's not that we wanted to make a switch, it's not that we want to hop over, but we did get some answers and we brainstormed. We've gone back as far as 2019 and we still have to go back further to decipher what the heck is going on around here, but I feel confident. I know that the other Board Members know what's going on and we have a handle on it. So No Management Company today folks, no worries.

**Adrian Corrigan:** Another company out there that has approximately 18 homes run an LLC. They put the son's name on it, their daughter's name on it and there's nothing we can do about it. We were talking to an attorney to see if we can stop it. There's got to be some way to break this loophole, because they're going to continue buying us out. I just want to say one other thing about that. Again, being a new Board Member I don't know what was previously discussed about a Management Company. I trust that they've at least done their homework on it. What I don't like is the fear that people have about it without really knowing. Those rumors that were spread months ago, were done to create fear amongst the population and that's what bothers me the most. At this point in our lives we don't need that stress. We don't need to have that fear and live that way. So please everybody, take a step back, don't jump the gun. If you hear these rumors just allow us the opportunity. Linda is working to get it straightened out. I said on one of the candidates nights, the best way to avoid a Management Company is to get reliable, responsible people to volunteer. I hope that's what we've got here now to straighten things out.

**Homeowner Polly,** comes to the microphone. I know most of us have retired here, but not everybody. There are activities to be paid on every Friday. There are several people here

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that probably aren't even at this meeting that work. My suggestion is to have once a month an evening to pay for the activities. Maybe 5 people that have to be involved in training people in charge and decide which day is best.

**Mike Signorile:** Apparently, some folks didn't understand what she had to say so I'm just going to repeat it. The concept was that Friday mornings when ticket sales are for events, there are a lot of people at work. So, they should have either an evening event or another time where one can get out and buy tickets and join clubs. I totally agree. I think it's a great idea, but that's something we're going to discuss. Last statement to the Membership of the Board, the Membership of the Community and the Board of Trustees. I want to thank the membership for the support they've shown for me and the Boards I've served on over the last 8 years. Actions and events over the past few months as well as the regular organization meeting this morning made me realize that my affectedness on this Board would be limited. I truly believe that the membership deserves my full efforts and dedication. After careful consideration and speaking with my wife, I thought it necessary to tender my resignation from the Holiday City South Board of Trustees. I wish the franchisees success in the coming years and want to thank the membership for allowing me the privilege of serving this great community. Thank you.

**Linda Hendricks:** I'm sorry to hear that, but thank you Mike for all your service. It is greatly appreciated.

Motion to close the meeting.

Various people request to speak:

Good evening I'm **Jim Gibbons** of the Men's Club. The Italian Night which is scheduled for Saturday, the 21<sup>st</sup>, the hours are 4:00 to 8:00 PM. Tomorrow's ticket sales will be the last chance to pickup your tickets for \$50 a person. The first meeting of our 2025 season will be the following Thursday the 26<sup>th</sup> and to let members know there will be an election that night for a new President. Thank you.

I am **Lorraine Kimball**. I really just want to congratulate Joe and Debbie for being elected to our Board and Fran for being reelected. We are really looking forward as a community. I feel from just talking to people, everyone is very excited about where the Board is going to go and where our community will go. Mike, I'm also shocked and very sorry to hear of your resignation. But I certainly understand with all your other responsibilities you have to do, and I'm surprised Debbie has put up with you for this long. Much luck to you in the future and I'm sure we will see you around. I want to thank Adrian for all the hard work that you did during this and John you know (during the campaign) for really going at it for everybody. So, thank you all. I think it's a new beginning for HCS and let's just all work together and move forward, thanks.

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I'm **Nettie Collins**. I'm President of the Social Club. I want to say congratulations guys. Michael I'm sure as hell going to miss you. Absolutely always come visit. Halloween will be Oct. 26<sup>th</sup>. We got a little messed up in the Southwind. But we're there on the 26<sup>th</sup> and tickets are on sale already. They are \$25 a piece and it's going to be a \*\*\*\*\* party. We're going to have a witch's brew and skull punch. Our meetings are the 1st Wednesday of every month. We had to read the riot act to the entertainment but then after that he was really good. Anyway 1st Wednesday of every month and we're looking forward to meeting each and everyone of you, thank you.

**Linda Hendricks:** We are going to close the meeting now if you didn't sign up with that number, OK that's it. Then after this..... Please state your name - **Karen Barnett**. What does this mean for the Board? Does this mean there's an opening on the Board for one person to run?

**Linda Hendricks:** We don't know at this point, this is a big shock to all of us. We still have a quorum. We're going to ask you to answer the motion to close the meeting. Thank you please enjoy the rest of the summer and stay in good health and thank you for sharing in this great night.