**Starlight Ranch Mobile Home Owners Association**

**Minutes of Town Hall Meeting**

**August 5, 2023**

**Call to Order:**

A Town Hall meeting of the Starlight Ranch HOA membership and residents was held on Saturday, August 5, 2023 at the front clubhouse. President DeLong opened the meeting at 11:00 AM and thanked everyone for coming out; all present recited the Pledge of Allegiance.

President DeLong announcing to membership the reason for the meeting is due to the letter sent to residents regarding rule changes, especially the mandated electronic payments. The HOA is against the upcoming electronic payment enforcement. We still have a lot of residents who do not have any computers and still use flip telephones. Also residents have a trust issue regarding ELS having their personal information.

Curt also read an email from the FMO helping in respect to the Consolidated Legal Fund with filing complaints with the DBPR about payment methods being changed in the prospectus.

Curt reminded the residents that the HOA is diligently working behind the scenes to stay on top of any ELS movements they might come up with to fool us. Multiple HOA boards, residents and other communities across the state are trying to come together to figure out how and why ELS is allowed do these things to us.

The biggest issue it to find out who ELS is accountable too for none implementation of the law and rules and regulations.

Curt spoke about the gossip going around about how he has stock in ELS Properties. In the past, several years ago Curt did purchase a couple of stocks in ELS properties; this was so he could be at the shareholders meetings. Curt needed to sell them when he became HOA president. (Shares were sold about 7 years ago) It is against the rules for a board member to be a shareholder or to be in business with ELS.

Curt also mentioned when there is a posting at the back mailbox HOA bulletin board with his name on it; the next day someone marks the word raciest next to Curt’s name. Curt stating anyone who knows him; knows he is not a raciest. Sadly this is today’s culture how people have to hide and not face their problems head on. Very sad that people play this game.

Albert commented on the verbiage in the letter sent to all the residents. How ELS states there is only one electric company in the park. This is a direct lie. ELS needs to remember there is a franchise line between the two electric companies. ELS struck out verbiage regarding Florida Power aka Duke Energy which is still operates in the park.

The floor was opened for questions and concerns from the residents present.

* Multiple residents spoke about how the prospectious is confusing when reading it. How residents don’t really understand the language. Albert tried to explain how ELS is manipulating the statute with changing the wording.
* Albert answered residents’ inquiries on waste water, aka sewage. Albert explained about storm water to the residents.
* Residents spoke about the electronic payments. Some residents spoke on how if ELS makes mistakes it will be a nightmare to get a refund or to have ELS fix it.
* It was mentioned how ELS does not care and noted that our older seniors cannot pay their rent via electronic payments.
* Sun Communities has implemented an add on fee to the individual resident to pay the difference of the increase to the property owner’s liability insurance. Need to keep a close eye to see if ELS follows suit.
* Resident asked if the HOA has an attorney. Answer, No HOA has no attorney. Asking to see if we retain a lawyer and find support in the community.
* Resident stated the fight needs to start somewhere. Lots of older residents are afraid to stand up for themselves.
* A resident suggested that you can open a separate account just to pay your lot rent. With this account if there are any electronic glitches your main account won’t be comprised.

Curt thanked everyone for coming and encouraged them to keep the heat on and to join and support the HOA so we become strong as one community.

Meeting adjourned at 12: 09PM