

## Van Lakes Homeowners Association

### Special Meeting Minutes

Date: September 14, 2025

Time: 1:00 p.m.

Location: Common Area

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#### 1. Call to Order

The special meeting of the Van Lakes Homeowners Association was called to order at 1:08 p.m. by Scott Bryant, President.

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#### 2. Attendance

##### Executive Board Members Present:

- Scott Bryant
- Jay Alderman
- Paul Ashcraft

##### Director's Present:

- David Swanbeck
- Peter Pope
- Bernie Readmons
- Richard Schmoll
- Shannan Cornell

**Homeowners Present:** Thirty (30),, including board members.

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#### 3. Purpose of Special Meeting

The stated purpose of the special meeting was to discuss and review concerns regarding alleged misappropriation of association funds designated for common area maintenance by board member **Jay Alderman**.

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#### 4. Point of Order Raised

Homeowner **Heady Weddington** raised a **Point of Order**, citing the association's bylaws and governing documents. She stated that:

- Special meetings must be called by a majority of the Board of Directors at a HOA board meeting (Not by phone).

- The Association has not held a regular HOA meeting in over five (5) months.
- Without documentation showing that a majority of the five board members voted to authorize this special meeting, the meeting may not be legally valid.
- A proper board meeting must be convened in accordance with **Chapter 720, Section 303(3), Florida Statutes**, before such matters can be formally addressed.

Ms. Weddington further asserted that the Association currently does not have an officially constituted Board of Directors, but rather only a corporate entity.

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## 5. Board and Homeowner Discussion

- **Peter Pope** asked for clarification regarding whether the Association currently has a functioning Board of Directors.
- Ms. Weddington responded that only the corporation exists in legal standing at this time.
- **Peter Pope** noted that the intention of this meeting was for **fact-finding only**, and that the matter would be brought before the membership at the next properly convened HOA meeting.

The discussion escalated into disagreement between certain homeowners and board members regarding procedure and authority.

Ms. Weddington provided documentation to the presiding officer, referencing **Florida Statute Chapter 720, Section 303(3)**, and reiterated her position that the current meeting was being conducted improperly.

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## 6. Adjournment

The meeting concluded at **1:15 p.m.** following the departure of **Heady Weddington** and **Jay Alderman**.

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Acting Secretary, Van Lakes HOA  
Nicole Lyons  
Date: 9/14/25