

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting
March 19, 2021 – 9:00 AM via Zoom & channel 732

1. Call to Order Paul Bockelman

2. Pledge to the Flag – Moment of Silence Paul Bockelman

3. Roll Call Rocco Guarino
President- Paul Bockelman Vice President- John Bakle
Treasurer- Mike Arseneault Secretary - Rocco Guarino
Director at Large- Vaughn Lewis

4. BOD Meeting Minutes Rocco Guarino
 - a. Rocco Guarino asked for a motion to accept the December 18, 2020 BOD meeting minutes that have been posted. John Bakle made the motion, motion seconded, motion passed
 - b. Rocco Guarino asked for a motion to accept Nora Kay Francis as Assistant Secretary. Motion made, seconded, motion passed.

5. Treasurer’s Report Mike Arseneault
 - a. Accounts: Centre State Bank - \$166,344; Credit card account - \$548; Social - \$7,500; Pub - \$6,688; Projects - \$81,520; Emergency - \$67,000 for a total of \$329,600
 - b. Profit and Loss, Budget vs Actual - January and February in good shape, just want to mention code 4021, Golf membership shows a +\$19,750 and the RV & boat & trailer storage a +\$6,662. This is due to collecting these at the beginning of the year. Salaries +\$5,600 due to only 2 maintenance employees; 6655 Clubhouse over budget by \$1,623 due to purchase of a dishwasher for the Pub. 6730 Golf Course maintenance over \$1,900 due to purchase of summer & winter fertilizer saving money. 6920 Spectrum – Did not know at the beginning of the year what their increase might be, it came in at 5% so the new monthly cost went from \$14,833 to \$15,606. Will need to change and update the Budget. 7405 Boat Ramp – Installed a concrete pad which finished the money set aside for the ramp, so the boat ramp is now complete.
 - c. Mike Arseneault asked for a motion to accept the Treasurers Report. Motion made, seconded, motion passed.
 - d. Mike Arseneault asked for a motion to accept Rita Fournier as Assistant Treasurer. Motion made, seconded, motion passed.

6. Maintenance Report John Bakle
 - a. Work performed this past period included framing and cement work for boat ramp, work in the workshop, numbering on curbs, water meters and additional grounds work. The volunteers worked 329 hours at an estimated \$40/hr. for a savings of \$13,160 for the community.
 - b. There were 4 volunteers that painted the numbers on the curbs, they did a great job. Thank them when you see them.
 - c. 3rd Maintenance person - Had 4 applicants, only one qualified for the job, personal interview is set up for March 22nd.
 - d. Club house west side wall, coming to an end, should be done soon.

- e. Our Sprayer was being used and it was found out to be a safety hazard. Cannot get parts. It was bought used in 1992. We received 2 quotes for replacements:
 - i. 2016 Toro Multi Pro, 1,160 hours on it - \$24,495
 - ii. 2016 Toro Workman, 2,564 hours on it - \$19,999John Bakle and the maintenance men went to inspect. John was able to negotiate the Toro Workman for \$17,500. With tax and delivery it totals \$20,000. John asked for a motion to purchase the 2016 Toro Workman for \$20,000. Motion made, seconded, motion passed.

7. New Business:

Paul Bockelman

- a. The Board received a resident recommendation that when a resident moves within the community, they don't have to pay the \$300 fee for new house sales. Board is in agreement, fee will be \$150 due to some work that still needs to be done for the house sale. Asked for a motion to adopt. Motion made, seconded, motion passed.
- b. Community Management Leadership list – every year it takes time to complete this. The list is almost complete, only 3 committees remain open, Clubhouse Maintenance, Election and Governance (DOR and Bylaws). It will be distributed. Also want to thank several of the Chairs that have stepped down. Asked for a motion to accept the Community Management Leadership. Motion made, seconded, motion passed.
- c. Parking Committee recommendations has been out for 2 weeks now in News Briefs Document section. Thanks to committee for a wonderful job. An updated version will be posted today. Board has reviewed and have elected to defer 2 at this time:
 - i. Vehicles overhanging the driveway into the gutter area, some property lines extend into the street
 - ii. Longer term red permits – recommendation was that the permits were for residents only and would be good for 6 months at a charge of \$60 for the 6 months. We have not received adequate feedback, so on hold for 1 month to receive more feedback
- d. D.O.R. changes needed:
 - i. Currently not allowing trucks to be parked on your lot overnight, including pickup trucks
 - ii. Change to be no trucks 1 ton and over and no vehicles with advertising on them
 - iii. Asked for motion to accept parking committee recommendations EXCEPT for the long term parking recommendation. Motion made, seconded, motion passed.
 - iv. Asked for motion to accept change to D.O.R. 2.15 stating no trucks 1 ton and over and no vehicles with advertising on them. Motion made, seconded, motion passed.
- e. Vote on mediation line items - due to Lake Henry Estates being contested that we are a legal for-profit corporation rather that we should be an HOA. The challenge is that we perform some functions the same as an HOA, therefore we should be governed by the Florida statutes for HOA's. Mediation is the first step prior to litigation to see if the sides can come together. That did occur with the families involved and there are 4 items that came out of the mediation. The 5th item is if these all are passed, the other parties would defer, delay or not do any litigation of the conflict they feel is there for at least 90 days.

submittal of plans.

- i. At first we looked at replacing the wall with wood. We received 4 bids for replacing the wooden wall ranging from \$55,000 to \$125,000.
- ii. We then asked for quotes to replace it with aluminum. We received 3 bids for the installation of a 515 foot aluminum wall. The wood wall will remain in place. The bids ranged from \$131,000 to \$74,500. A contractor, His Way Creations, whose primary business is build sea walls, was selected at a cost of \$87,445. 50% will be due upon commencement of the job. This approval is all pending upon receipt and approval of their documents such as insurances.
- iii. Asked for a motion to accept His Way Creations for the job at \$87,445.
- iv. Motion made, seconded, motion passed

c. Web Page

Paul Bockelman

- i. Lake Henry has a web site 17 to 18 years old. Battle with keeping updated since software is obsolete. Working with a web designer to understand what it would take to fix or replace our system.
- ii. New site would have new features such as
 1. Private area for residents only
 2. The telephone directory and possibly a blog
- iii. Primary design is for the residents, secondary would be for the outside community
- iv. Asked for a motion to continue to obtain a replacement for our website at a cost of \$3,500
- v. Motion made, seconded, motion passed

9. Information:

Paul Bockelman

- a. Vaccination clinic – would like to thank all the volunteers who participated for a wonderful job. 246 participated giving us a very high percentage of our community that have been vaccinated. Guessing approximately 80% of our community has had a vaccination.
- b. Today is 2 weeks since the 2nd vaccination so we will be opening up some things.
- c. Pub will be open at noon today. It is set up for viewing TVs
- d. No card playing in the Pub
- e. Cards will be played in the ball room due to better air exchanges
- f. Still encourage masks and social distancing. Players at tables to decide among themselves as a small group per CDC
- g. In the Pub, replaced 3 sinks and manual cleaning with a dishwasher for better cleaning.
- h. Pool and hot tub restrictions lifted however encourage to maintain safe distance
- i. Sunday, outside event – entertainer and chicken dinner
- j. Have received a question when can large groups be in the clubhouse – We are following CDC guidelines when they say it is OK to have large group activities, that is when we can start to have things inside

Motion made to adjourn, seconded, passed.

Respectfully submitted,
Rocco Guarino, Secretary
Lake Henry Board of Directors
March 24, 2021