



**SWEETWATER EAST INVESTMENT CO.  
dba LAKE HENRY ESTATES  
Monthly Board of Directors Meeting  
August 21, 2020 - 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 – Terry Lareau

All present.

4. **Approval of Minutes** Rocco Guarino

Rocco Guarino reported that the amended Minutes from May 15, 2020 Board of Directors' Meeting (Maintenance savings of \$8,360 not \$836) had been posted in the clubhouse hallway bulletin board for the public to review.

*Terry Lareau moved, "The Board of Lake Henry Estates approves the May 15, 2020, Board Minutes as amended and as posted." John Bakle seconded the motion and the motion passed.*

5. **Treasurer's Report** Mike Arseneault

A. Account balances - Mike Arseneault reviewed the Lake Henry Estates current account amounts.

B. Quarterly Spending Plan (thru 7/31) - Mike Arseneault reviewed the transfer of funds due to inactivity to areas needed for current usage or for projected projects. (See the report's transfers for Club House, Sewer/Water Plant, Duke Energy, Spectrum Cable, and Retention Pond Maintenance.) As a matter of information, this year Spectrum will cost about \$170,000, we have a 5 year contract with them and they are able to increase the cost 5% per year.

*John Bakle made the motion, "The LHE Board of Directors accept the Treasurer Report as presented." Terry Lareau seconded the motion. The motion passed.*

## 6. Maintenance Report

John Bakle

The LHE volunteers for the past 3 months did 445 hours of maintenance work for the community. Some of the work done by our volunteers includes painting, reading meters, flushing hydrants, lift station maintenance, supply water generator repair and the dog walk area. At a going rate of \$40/ hour is a savings of \$17,800. The many talented volunteers are much appreciated for the work they have done. There is a need for more volunteers. If interested, please email/ text a BOD member.

## 7. Corona Virus situation update

Paul Bockelman

Polk County still is a very active area for the Corona Virus outbreak. Lake Henry Estates will continue the current practices for the safety of our residents. As far as we know, there are no cases in Lake Henry, which is good news.

- A. Privacy Issue - If a resident tests positive for the Corona Virus, they are not required to disclose their medical condition. Of course, residents may share the information in order to alert other residents that they have come in contact with.  
Please keep safe distance and wear masks.
- B. No Events- LHE will continue the current practice with no scheduled group events.

## 8. New Business

### A. Sod Farm

Paul Bockelman

LHE will attempt to grow our own sod near the golf course between the #9 tee and green. Board members have contacted the residents in that area for their opinions and concerns and we have not received any negative comments.

*Terry Lareau made the motion, "The BOD will move forward with sod farm." Mike Arseneault seconded the motion. Motion passed*

### B. Duke Street Lights

Paul Bockelman

Paul reported that the BOD was actively gathering information, data, costs, and opinions about the tall street lamps owned by Duke Energy. The BOD has reached out to Don Fournier and Bob Collins for assistance. Bob has an extensive background in environmental safety, lighting, and is a professional environmental engineer. (See Paul's written notes.)

We approached this by renting a meter which allowed us to obtain data for lighting. Readings were taken at night with and without the tall lights poles shrouded. Polk County and the State of Florida have requirements for our streets, but what Bob used was the National Professional organization recommended public levels. Other local communities around Lake Henry don't have the lighting that we have. Bob's findings were that the level of lighting for driving exceeds the recommended level by 10 times. Results also showed that the lighting for walking in the dark was insufficient. So when walking in the dark, you should have supplemental lighting, such as a flashlight, reflective clothing and walk facing traffic. When the tall pole lights were shrouded, the driving lighting still significantly exceeded the standards, the lighting remained insufficient for walking.

75 watt lights were installed in several home lamp posts which supplemented the street lighting, however you should still use the proper precautions when walking at night with the supplemental lighting, clothing and walk facing traffic.



F. Retention Pond #4 Erosion Rocco Guarino  
Retention Pond #4 is located behind the homes on Lake Henry. It is commonly referred to as the Moat. Part of the retention pond has a wooden wall that is to be maintained by LHE. Currently there is a need to address the pond's wall and fix its integrity of about 515 feet. The BOD is investigating the project, informing government agencies (SW Florida Water Management District & Florida Dept. Environmental Protection,) and getting quotes from engineering firms. This will be a significant project with a cost that will need to be budgeted in affordable bits.

G. House Numbers on Curbing John Bakle  
For safety and expediency of services, the Emergency Services (Fire Dept., EMT, and law enforcement) would like painted house numbers on curbs in front of the homes. The paint needs to a visible color with contrasting beads.

*Rocco Guarino made a motion, " **The BOD move forward on the curb address numbers project and get numbers and paint samples.** " Mike Arseneault seconded the motion. The motion passed.*

H. New Web Page Paul Bockelman  
Doug English reported to the Board that because the software is outdated, he could no longer update the LHE Webpage. The estimated cost for a software replacement will be between \$3,000 and \$5,000.

*John Bakle made the motion, "**The BOD explore and replace the Web Page software within the projected cost of \$3,000 - \$5,000.**" Terry Lareau seconded the motion. Motion passed.*

## 9. Old Business

A. Pool Building, Porch Project John Bakle  
John reported Ram Jack raised the porch foundation 1-2 inches, and the job is guaranteed for life.  
The cause of the pump house's cracks has been solved with the installation of the new retention wall.

B. Chlorine System John Bakle  
The water plant does not have an alert system to signal when there is a problem with the Chlorine. Rocco and John are working to find written estimates for an alert system.

## 10. Information

A. Review Compliance Process Paul Bockelman  
Paul explained the purpose for the committee and the procedure for complaints to Compliance Committee. The compliance process is to insure residents are in compliance with the DOR and any other rules such as architectural. The anonymous complaints are not revealed to the Board. They go to the Compliance committee to resolve. The BOD is made aware only when there is an appeal or a fine.

B. Review of Hurricane Preparedness Paul Bockelman

The BOD thanks Dale Stone, David Milligan, and Clarence Hoffman for leading a group of storm readiness volunteers. They recently prepared LHE for the latest storm. The exterior furniture will remain in the clubhouse during this storm season. Residents should review their hurricane plans and survey their property before future storms.

C. Lot across Dyson Road Paul Bockelman

The Lot across from our community recently went up for sale and sold. Currently, LHE does not have a strategic plan in place for such situations that requires quick Board responses.

D. Annual Shareholders Meeting Paul Bockelman

Lake Henry Estates is required to have a Shareholders' meeting every January. The meeting is scheduled for Jan 11, 2021. The Corona Virus Pandemic will affect this year's meeting most likely. There is a possibility of a shareholder's meeting around the beginning of November to, in a safe manner, vote on possibly changing the Bylaws to allow mail-in ballots, either a temporary change or a permanent one. The BOD is seeking ideas on how to both have safe voting and comply with self-distancing. Please forward, text, or email your ideas and solutions to a Board Member.

E. Water Reading Information Book Paul Bockelman

In order to minimize office traffic, maintain information privacy, and minimize the book's handling by many people, the Water Reading Information Book will be kept inside the office. Homeowners wishing their information should contact Marianne. She will email your information about the past four readings.

F. Neighbors be Kind Paul Bockelman

During these trying times, we need to pause and remember that we are all in the "same boat." Kindness and concern for your neighbors will go a long way.

**11. Motion to Adjourn**

*Terry Lareau made the motion to adjourn the meeting. John Bakle seconded the motion. Motion passed at approximately 9:42 AM.*

Respectfully submitted,

Rocco Guarino  
LHE BOD Secretary

Nora Kay Francis  
Assistant Secretary to LHE BOD