



**SWEETWATER EAST INVESTMENT CO.  
dba LAKE HENRY ESTATES  
Monthly Board of Directors Meeting  
October 23, 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
  - a. President – Paul Bockelman
  - b. Vice President- John Bakle
  - c. Treasurer- Mike Arseneault
  - d. Secretary – Rocco Guarino
  - e. Director at Large – *Absent*
  
4. **Approval of Minutes** Rocco Guarino
  - a. Rocco Guarino reported that the minutes from the August Board of Directors has been posted in the clubhouse hallway bulletin board for the public to review. Called for a vote to accept the August Minutes - *John Bakle made a motion to accept minutes as posted, Mike Arseneault seconded the motion, motion passed.*
  
  - b. **Treasurer’s Report** Mike Arseneault
  - c. Account balances - Mike Arseneault reviewed the Lake Henry Estates current account amounts:
  - d. Corporation – \$159,000      LHE credit card - \$1,800      Social - \$10,000
  - e. Pub - \$8,000      2020 Projects - \$40,500      Emergency - \$50,000
  - f. 2021 Budget – have been working with the Budget Committee and are close to finalizing a Budget
  - g. Some spending items in this year’s budget included things like needed maintenance for tractor repair, lift rental for Light replacements and adjustments at the tennis court and in the dog walk area. The lift was also used for the street light evaluation. For the most part all budget areas are good and in line.
  - h. Motion made to accept report and motion passed.
  
5. **Maintenance Report** John Bakle
  - a. The LHE volunteers for the past couple of months did 122 hours of maintenance work for the community. Some of the work done by our volunteers includes painting, golf course projects (other than what our maintenance group does), moving the chlorine tank, clubhouse maintenance, reading water meters and replacing water meters. At a going rate of \$40/ hour is a savings of \$4,880. The many talented volunteers are much appreciated for the work they have done. At this time I would like to ask anyone wishing to volunteer to help to see me (John Bakle) or contact the office
  - b. Spoke with head grounds keeper, Juan Vasquez, can hold off until spring 2021 for the 3<sup>rd</sup> maintenance person. Can save us some money until then.

- c. Paul Bockelman commented on trying to hire the 3<sup>rd</sup> maintenance person – we’ve trying for several months with no luck. We’ve even had 2 interviews set up, but they were no shows. We believe a lot of this has to do with the Covid situation and the economy.
- d. Painting house numbers on the curbs – Two numbers done, Bob Sell house 466 Sweetwater and across the street, John Bakle’s house 481. Please look at them at night and let us know your thoughts which you like better.

#### 6. **New Business:**

- a. Update Clubhouse restrooms Rocco Guarino
- b. There has been money allocated to update the restrooms, so we’ve had people in to look at the situation. Items such new partitions, new wallpaper, and possibly non-contact equipment such as faucets, soap dispensers and paper towel dispensers. We will begin to get quotes and begin to move ahead.

#### 7. **Old Business:**

- a. Potable water chlorine system Rocco Guarino
  - i. First, the supply tank has been moved – this was done to reduce supply line breakage and to get the chlorine out of the sun. Sun degrades chlorine.
  - ii. Second, two quotes were received for chlorine monitoring equipment. One quote a little over \$11,000 the second quote from Guardian is \$6,865. Includes installation and an auto dialer, so if the chlorine goes out of range, it will call someone. This is the system Rocco Guarino is recommending and is asking for a vote to approve the purchase of this equipment. John Bakle made the motion to approve, Mike Arseneault seconded, voted and approved.
  - iii. Lastly, investigating a new type of injection system. Current system feed from a small pump through underground tubing to the water supply. Have had some problems with tubing breaking. Working with Consta Flow on a different system.
- b. #4 Retention Pond wall repair  
Numerous vendors have been contacted from the Gulf coast to the Atlantic coast. Either not interested in the work or calls were not returned. Have received a quote from only 1 vendor for approximately \$74,000. This includes removal of 515 feet of old wall, installing a new wall, backfilling and hauling off the old wall. Will continue to look for other contractors. Also need to contact Florida DEP to see if they will accept contractor drawings or if engineering prints will be required.

#### 8. **Agenda for the November shareholders meeting** Rocco Guarino

- a. Meeting Notice was put out on October 15, 2020
- b. Details of changes put out on October 16, 2020
- c. Both sent out via time sensitive emails from Loretta Kramer and both will be put on the News Briefs website.
- d. Simple agenda, just to vote on whether we accept an absentee ballot system.
- e. Bylaws committee thanked for their work on this. Their suggestions were sent to the corporate lawyer for review and returned.
- f. In simple terms, the Proxy system remains, but the absentee ballot system allows for better functionality, such as in times like a pandemic, there are people designated as Proxy voters who are also not here. With the absentee ballot, shareholder can call the office, have an absentee ballot sent to them and then return it to the office themselves. This system can be used for all Shareholders meetings, not only the annual meeting.
- g. Paul Bockelman emphasized how important this is to be able to continue to conduct

business, even if we can't meet face to face. The absentee ballot helps us to do that. He encouraged everyone to attend the special shareholders meeting on the second to vote to accomplish this.

## **9. Information**

**Paul Bockelman**

### **10. Plan for November shareholders meeting**

- a. Meeting set for 9 AM, low risk of rain and not too hot.
- b. Stay in golf carts as much as possible
- c. Barricades will be set up, the speakers will be on the porch at the corner of the craft room looking out at the parking lot.
- d. Carts will be parked in the parking lots as well as the road in front of the clubhouse, keeping as much social distance as we can.
- e. Enter at intersections of Paradise on the one side and Sweetwater on the other to be checked in and ushered to parking spots.
- f. If you walk or ride a bike, please bring a chair and you will be seated on the lawn.
- g. Registering starts at 8:15 AM
- h. If you have a proxy from January, it is still valid, if you want to cancel it, please call the office. If you can't make it and you need a proxy, please call the office.
- i. After you vote, you don't need to stay. Once the results are in, they will be announced at the meeting and then immediately posted on channel 732.
- j. Important to maintain social distancing and as of today we are requesting the wearing of masks in the clubhouse. Office personnel are considered to be in their own pod and will not be wearing masks

### **11. Security – Illumination along Dyson Road**

- a. Can improve the lighting with solar power light mounted on poles on our property inside the fence, pointing toward Dyson Road, not to light up Dyson, but to light up our fence line. These lights will be the same as the ones that are going to be installed at the corner of Sweetwater Way and Sweetwater Way East.

### **12. Corona Virus Issues:**

- a. Requesting a 14 day quarantine when returning to Lake Henry for your protection and that of you neighbors. Does NOT mean you cannot go outside.
- b. We have 2 confirmed cases. The first does not want their name released, the second came forward and is Judy Koblentz. Her message is to take this seriously. Her only symptoms were a slight cough and a stuffy nose. She has contacted the people she thinks she was in contact with over the past 2 weeks. She was also in contact with the person who was the first case. She went to CVS for the test who told her either the government or her insurance would pay for the test.

### **13. Foreclosure Settlement**

- a. The foreclosure that has been pending for several years, 629 Watercrest, went up for sale and was sold. We were able to recoup all our fees including the legal fees and that will be about \$20,000 back.

14. One more item on the virus. There is some concern if we are doing everything we can. We believe we are, but if you feel there is something else please contact us as this is the first time any of us is going through a pandemic.

15. **Motion to Adjourn** – Mike Arseneault motion, John Bakle seconded, carried.

Respectfully Submitted  
Rocco Guarino – LHE Secretary