



**SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting
May 15, 2020 - 9 AM
Zoom and Channel 732
Amended**

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
 - A. Rocco Guarino first thanked the resident who found a mistake in the February Board of Director’s meeting minutes, it has been corrected. Please in the future if anything is misstated contact me as soon as possible so I can correct and amend the minutes.

Asked for a motion to accept the minutes from the February Board meeting. John Bakle **moved** “**The Minutes from the Feb 21st, 2020, LHE Board Meeting be adopted as posted and corrected**”. Terry Lareau seconded, Motion passed.

- B. Minutes of March 6, Special BOD meeting

Rocco Guarino reported that the Minutes from the last Special Board of Directors’ Meeting had been posted. Terry Lareau moved, “**The Minutes from the March 6th, 2020, LHE Board Meeting be adopted as posted.**” Mike Arseneault seconded the motion. Motion passed.

5. **Treasurer’s Report** Mike Arseneault
 - A. Paul Bockelman stated that Mike was going to go over several things in the Treasurer’s report, the more important thing is the Budget. As you know we do a Budget annually presented at the Shareholder’s meeting in January and quarterly we will be reviewing it, and that will be posted online.
 - B. Mike Arseneault reviewed the budget numbers as listed in the posted April monthly report. He reviewed the numbers assigned to the categories and their purpose.

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

- C. Budget will be posted in the Clubhouse and on line.

- D. Long Term Projects were reviewed and included: AV Equipment & maintenance, Clubhouse restrooms, Pub House area pavement leveled, Club House siding on poolside, Boat Ramp approach, Water Treatment Plant services & materials, Shop equipment, Tennis Courts surfaces, Shuffle Board area, A/C, Exercise Room, Sealing roads, Irrigation, and the multi-year Lake Henry retention pond project.

6. Committee Reports

A. Maintenance Committee - John Bakle

John reported the volunteer hours turned in were 209 hours. At an estimated rate of \$40/hr., our resident volunteers saved the community **\$8,360.00**. Their efforts are greatly appreciated.

B. Compliance Committee - Rocco Guarino

Rocco Guarino informed the Board that Nancy Hayward's report had eight compliance complaints made and seven of those were currently resolved.

C. Architectural Committee standards - Rocco Guarino

Rocco Guarino restated the DOR / Architectural Regulations and Procedures that need to be observed when residents do: painting homes, roofing, adding patios, and other exterior property improvements. If a resident is not sure if they need to submit an Architectural request form, they should contact the Office and they will get you in touch with a member of the Architectural Committee.

7. New Business:

A. Corona virus update for LHE - Paul Bockelman

The Board has been working with the Health Department to comply with the State of Florida and Polk County guidelines during the Corona Virus pandemic.

The Pool has been re-opened. The safety regulations that must be followed by residents are posted on the gate and online.

As the Governor and Health Department phases in other re-openings safety procedures, the Board will also comply. Meanwhile the remaining activities remain close. (I.e. Card playing, Club House activities, and social events.)

B. Official means of Communication - Paul Bockelman

Terry Lareau made a motion to **accept the electronic means (i.e. email) as an official means of communications.** John Bakle seconded the motion. The motion passed.

C. Names on LHE shares - Paul Bockelman

Paul reported with appreciation that Rita Fournier, Assistant to the Treasurer, was working on cleaning up the few cases which names on shares need to match shareholders' names. This is necessary for shareholders voting and communications.

D. 3rd Party Payments - Paul Bockelman

Paul explained the general interest for a 3rd party company services for direct depositing. The service would provide the ability for residents to have their dues made as a direct deposit from their bank account to LHE. The Board is exploring the costs and possibility.

E. Lake Erosion Project - Paul Bockelman

Paul explained the extensive project that is essential to address the erosion of the Lake Henry area retention pond (aka the moat). We are required to maintain that area and current erosion is causing failures. The Board is budgeting \$50,000 for 2021. This is a huge project and will take more than one year to complete.

F. Feeding wildlife - Paul Bockelman

Paul noted that some residents and/or visitors have been feeding the wildlife and this is creating a problem. This is an illegal activity in the State of Florida. He thanked Dan Sirois for making signs that are posted around the golf course.

G. Clubhouse and West side wall repairs – John Bakle

John reported on two issues. The concrete near the Pub's steps has settled a few inches and is creating a hazard. This area will be lifted and smoothed out.

Part of the siding on the poolside of the Club House is in need of repair. A resident, who is a carpenter, has volunteered to do the repairs this fall when he returns.

H. S.W.M.D. Inspection and compliance - John Bakle

A resident complaint was made to S.W.M.D. about a retention pond being dirty. John Bakle met with a S.W.M.D. inspector and he assessed and agreed that the community was doing the right things with the ponds.

8. Old Business:

A. Pool Building and Porch Project - John Bakle

John reported that the replacing of broken paver tiles and resealing the deck pavers around the swimming pool has been completed.

B. Boat Ramp Update - John Bakle

John reaffirmed that the new boat ramp is open and being used. There were 3 units of “muck” removed, and all went well. Additional stones and material will be added as needed after the area’s grass grows.

All boats are to be launched or pulled by an appointment and a BOD approved driver. Residents may make the appointment for the launching or pulling service at the office.

9. Information: Paul Bockelman

A. Taxes - Paul addressed the concern of the LHE taxes, and he stated that the BOD would continue to pay the remaining amount owed.

B. Golf path hours – Paul said an issue with the golf course path hours was brought to the Board’s attention. It is stated in the DOR that the golf path closes at “dusk.” The definition of when is “dusk” was questioned. The solution is a solar/dark sensor will activated a red lamp at the path’s entrance to indicate that the pathway is closed.

C. Paul thanked the residents and other people that helped with this meeting broadcasted via Zoom. It is hoped that future meetings will also be shown this way for those who cannot attend. The BOD will explore and may expand services that allow for questions, responding, and polling in the future.

D. Paul also expressed thanks to Loretta **Kramer** for her help with the email news updates and establishing the category for BOD reports on her platform.

10. Motion to Adjourn

Mike Arseneault made motion to adjourn at 9:31 AM. Rocco Guarino seconded the motion. Motion passed.

Respectfully submitted,

Rocco Guarino
LHE BOD Secretary

Nora Kay Francis
Assistant Secretary to LHE BOD