

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting
April 16, 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 *via Zoom* Secretary - Rocco Guarino
Director at Large- Vaughn Lewis *via Zoom*

4. BOD Meeting Minutes Rocco Guarino
 - a. Rocco Guarino asked for a motion to accept the March 19 BOD meeting minutes that have been posted. John Bakle made the motion, motion seconded, motion passed
5. Treasurer's Report Mike Arseneault
 - a. Budget looks good
 - b. Acct 6010 – legal fees ~\$1,000 high due a couple of court actions
 - c. Added Acct 6014, a new account for Events, such as for the KFC dinner LHE paid for
 - d. Salaries & wages ~\$3,200 low due to only 2 maintenance people
 - e. Acct 6525 – sludge removal – possibly due to a few more people than normal. Should be OK by year end.
 - f. Acct 6910 – Duke energy – March cost high due to paying Feb and March bills in March
 - g. Acct 7415 - \$10K out of Budget amount into Projects for ~\$91,000 to cover #4 retention pond.
 - h. John Bakle made motion to accept Treasurer's report, motion seconded, motion passed
6. Maintenance Report John Bakle
 - a. Past month work performed work in the workshop, water meters, Clubhouse wall and additional grounds work. The volunteers worked 200 hours at an estimated \$40/hr. for a savings of \$8,000 for the community.
 - b. Also
7. New Business: John Bakle
 - a. The fence line along the North end of the property between the Landings and us the plants that homeowners wanted removed, have started to be removed. This is LHE common grounds and a little is left to be done.
8. Old Business:
 - a. Dog Committee - Mike Arseneault – they made a recommendation to build a dog park on hill behind treatment plant and #8 tee. Board has approved this, now looking at cost and design.
 - i. Are continuing to improve the information on dogs as far as shots and what is needed.

- ii. Motion made to build the dog park. Rocco Guarino made the motion, seconded, motion carried.

- b. #4 Retention Pond wall repair – Rocco Guarino – Update, We have met with the contractor, His Way Creations, who needs to supply us with contractor prints so we can submit to SWFMD, who in return will issue us a permit for the maintenance of the lakeside wall of the retention pond. Once we have that a copy will be given to the contractor so he can get a permit from Polk County to do the work. Hopefully to start by June. Cost about \$87,500. One half done at commencement of work.
 - i. Phase 2 will be to look at planting some aquatic plants along the shoreline to reduce the erosion effect on the lakeside uplands.
 - ii. Anyone with questions, please send me an email.
 - iii. Paul Bockelman added that we had met with the lakeside homeowners this past week to inform them of the details.

- c. Parking Committee recommendations – Paul Bockelman, one pending item which the Board has reviewed and modified.
 - i. Longer term red permits along the lake side will remain at no cost and will be for 3 months. Cuts down on office traffic and hopefully encourages parking there rather than in the compound.
 - ii. Asked for a motion for a 3 month sign up at no cost. Rocco Guarino made the motion, motion seconded and carried.

9. Information:

Paul Bockelman

- a. Clubhouse bathroom refurbishment – Budget \$7,500 this year. Bob G working diligently on this. It will be hard to come close to this budget. Looking at alternatives.
- b. Update on Pub Activities – Watch for new things as we try to open up more things in the Pub, as best we can until CDC allows large groups we will be limiting to small groups. Cards considered small groups and cannot discriminate against non-vaccinated. If you don't feel comfortable, then you can leave, same as with any activity.
- c. Sod Farm – Spoke about this last year. Open area by #9 hole. It was put on hold due to being down 1 maintenance person. Now with the 3rd person, going to reinvigorate it.
- d. There was an accident with the front exit gate. It is off to the side, please be careful and patient. Cones put out to discourage doing the wrong thing, coming in the out gate.
- e. In this meeting format, we lack the ability to have questions and answers. Encourage to send questions before or after meetings and we try to answer and/or bring up at the next meeting.
- f. The next Board meeting is anticipated to be in August. We are responsible to have a Board meeting each quarter.

Motion made to adjourn, seconded, passed.

Respectfully submitted,
Rocco Guarino, Secretary
Lake Henry Board of Directors
April 19, 2021

Assistant Secretary, Nora Kay Francis