

**SWEETWATER EAST INVESTMENT CO.**  
**dba LAKE HENRY ESTATES**  
**Monthly Board of Directors Meeting**  
**August 20, 2021 – 9:00 AM *Open and on 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 *via call in*
  
4. BOD Meeting Minutes Rocco Guarino
  - a. Rocco Guarino asked for a motion to accept the April 16, 2021 BOD meeting minutes that have been posted. John Bakle made the motion, Mike Arseneault seconded, motion passed
  
5. Treasurer's Report Mike Arseneault
  - a. Note: If there are any questions or concerns about the financial records, please email or contact the office to schedule an appointment with the Treasurer. All Treasurer's Records are open for the community members to review.
  - b. Corporate bank accounts as of today:  
Corporation \$125,900; Debit card \$900; Social \$7,500; Pub \$6,000; Projects \$80,000 and the Emergency Fund \$60,000
  - c. Budget and actual, Income steady.
  - d. Expenses – acct 6005 –Techmate (computers) Budget \$150/mo. actual \$200/mo.
  - e. Acct 6007- general supplies/software \$1,750 (down payment, when complete \$3,500) on new website, was not budgeted
  - f. Acct 6011- corporate licenses and dock fees, a little high right now, but will even out by the end of the year.
  - g. Acct 6014- Misc. – Corporate accountant mistakenly entered \$1,500 that should not be there. He is working correcting it.
  - h. Acct 6510- Chlorine – Expense are high right now, high usage, repairs and relocation of tank and addition of a chlorine level monitor.
  - i. Acct 6520- Consta Flow – Lift station repairs \$6,500 and a pump at \$2,300.
  - j. Boat Ramp – Year to date \$4,600. Installed the concrete pad, which was in the Budget. Then had to have as-built prints done to submit to SWFMD which cost almost \$3,000.
  - k. From Jan 1<sup>st</sup> through July 31<sup>st</sup>, approximate Income of \$507,500 and expenses of \$476,000 for a surplus of approximately \$31,400.
  - l. John Bakle made motion to accept Treasurer's report, Rocco Guarino seconded, motion passed.
  
6. Mike Arseneault announced that he and his wife are moving north to be with family at the end of August. With regret, he is resigning from the board immediately. With reluctance the Board has accepted his resignation and wants to Thank Mike for his hard work.

7. Fill the Treasurers Board position – Per our Bylaws, the Board would like to replace Mike, so at this time we would like Rita Fournier to fill the position. Paul Bockelman asks for a motion, Rocco Guarino made a motion to accept Rita Fournier as the Treasurer, John Bakle seconded, motion voted on and passed.

8. Maintenance Report

John Bakle

- a. This report covers 4 months from May through August to date.
- b. Work performed includes work in the workshop 200 hours, 60 water meters changed (4 men for 3,360 hours), service calls, boat dock, 60 hours on the street light project, Clubhouse maintenance 220 hours, tree trimming 40 hours and the dog park for 240 hours. The volunteers work at an estimated \$40/hr. for a savings of \$175,120 for the 4 months so approximately \$43,780 per month.
- c. If you see these people working out there, give them a pat on the back and thank them, they're doing a great job and we can use more volunteers.

9. New Business:

Paul Bockelman

- a. Use of Drones- They are being used consistently by realtors on homes they are trying to sell. Recently, a new realtor came in, did not check in with the office and used a drone so we were not aware of it.
- b. If you are thinking of selling your home, tell your realtor to stop by the office first. We will give them a packet of the rules for drones, signage and so forth.
- c. Our rules for using drones is they must notify the office first and the realtor must be with the operator while it is being used.

10. Old Business:

a. Street Light project

Rocco Guarino

- i. This project was approved for \$20,000. Spending so far is approximately \$12,000 which includes the original 15 lights installed at the entrance and from the gate house to the clubhouse.
- ii. We've been working with Duke this past week, they shut off some light along the road from the gate house to the clubhouse on the one side.
- iii. If you're out at night, look at the ones installed. We are proceeding to purchase approximately 14 more lights that will be installed at the intersections.
- iv. Duke has been in and is not really happy. This will save us a lot of money. We were paying Duke for usage, rental and maintenance approximately \$1,700 per month.
- v. Everything is going well, but we need to hold some money because Duke is saying it is going to cost us for them to remove their lights

b. Dock posts replacement

Rocco Guarino

- i. 9 posts were replaced for a cost of approximately \$4,200. After that our volunteers replaced some stringers and decking so the dock is in good shape for now.

c. Boat ramp as-built drawing for SWFMD

Rocco Guarino

- i. In order to close the permit for the boat ramp, a final as-built drawing must be sent to SWFMD. SurvTech was contacted and completed the as-built which has been submitted to SWFMD. We are waiting for them to close the permit.

- d. #4 Retention Pond wall repair Rocco Guarino
- i. We are waiting on SWFMD. The permit application was submitted. They requested a better cross section of the proposed wall and a site visit. The updated print was resubmitted and they will be here on August 26<sup>th</sup> for site walk through. Todd Rickman, the contractor will also be on site for that.
  - ii. We are also receiving the wall materials and they will be stored in the compound.
  - iii. Any questions please contact me.

11. Information:

Paul Bockelman

- a. Covid 19 –
  - i. Still with us. Florida and Polk County near top for infections. We are still following CDC guidelines which recommends wearing masks indoors. Please consider it.
  - ii. CDC is also recommending Covid booster shots. We contacted Polk County to see if we can do the same thing we did last time here. They have not been contacted yet and there are a lot of other public places that are now doing it. If it does happen we look forward to being able to do it again.
  - iii. However, if you have an opportunity to get the booster, get it don't wait for Lake Henry.
  - iv. Our Disaster Management group has been working with the County Health Department which has a County credential where they would review our Plans, it also has a POI, which is a Point Of Inoculation accreditation, which we are pursuing. Which means if we need to do this again, we can one of the first communities to get the vaccine. They wanted us to show we could do this inside, if necessary, and we have submitted our plan and are waiting for them to get back to us.
- b. LHE Calendar Event scheduling
- c. Judy Bretveld is requesting that anyone that has historically had anything on the calendar to get with her again to make sure everything is current.
- d. The Social Committee is working with a company, Red Robin, to come in once a week with fresh produce. Family owned, will probably set up near tennis courts for 2 hours on Monday afternoons. They still need to come in and look at the area. This will be a trial event for both sides. Licensed and insured, the first visit will be Monday, September 13<sup>th</sup>, from 1:00 to 3:00 PM in the afternoon.
- e. Sod Farm – This will allow to save money for sod, it near #9 green. It was moved from the original spot due to a lack of irrigation. The ground has been prepped and the sod on order, but they couldn't deliver this past week due to the weather.
- f. Law Suit status – No change. Attorneys for both sides involved in discussions
- g. BOD elections 2022 – 2 vacancies in January to fill. Contact Dale Stone or Rosemary Frost on the Nominations committee if you are interested. Also feel free to contact any Board member for information
- h. Rita Fournier was sworn in by President Paul Bockelman as Treasurer

Commented [R1]: Law suit mention

12. Questions from the floor

John Formella – On the drone, when I saw it, it was low and possibly looking in windows. I don't think that's fair for us homeowners to have things like that in here. I think it should a limited amount of people who run these things. Are they licensed by the FAA?

Paul Bockelman – We will find out about the FAA license and how low or high they can go. We will ask the realtors who they are using what are their credentials.

John Bakle – Also the realtors need to registered in the office so they know what they can and can't do.

Doug English – I noticed the homes that the realtors are using on the website, their fantastic, and the drone pictures of our community and are a real plus to sell the property are a big asset and shows our community very well.

Paul Bockelman – the realtors have figured that out about the drones and it's here to stay. We're going to need to try to control that as best we can.

Motion made to adjourn, seconded, passed. 9:30 AM

Respectfully submitted,

Rocco Guarino, Secretary  
Lake Henry Board of Director  
August 22, 2021

Assistant Secretary, Nora Kay Francis