

SWEETWATER EAST INVESTMENT CO.

dba LAKE HENRY ESTATES

Monthly Board of Directors Meeting Minutes

October 15, 2021 – 9:00 AM also via Zoom & channel 732

1. Call to Order

Paul Bockelman

2. Pledge to the Flag – Moment of Silence

Paul Bockelman

3. Roll Call

Nora Kay Francis - Assistant Secretary

President – Paul Bockelman

Vice President – John Bakle

Treasurer – Rita Fournier

Secretary – Rocco Guarino -Absent

Director at Large – Vaughn Lewis

4. Secretary’s Report

Nora Kay Francis

a. Approve posted August BOD Meeting Minutes - *John Bakle made the motion to approve the August 20, 2021 BOD meeting minutes that have been posted.* Vaughn Lewis seconded the motion. Motion passed.

5. Treasurer’s Report

Rita Fournier. (See the attached reports)

a. Finance Report -

Checking accounts – Social has \$6,887; Pub \$6,663; Corporate \$130,864; Emergency \$60,368. Some emergency electrical work will be done so after that it paid, the amount will be \$51,733. Projects account currently \$51,647. We will need to pay the second half for the moat which is \$41,250. Once that is paid, there will only be \$10,397.

Rita pointed out that Income had two increases. One was due to the increase of homes being sold from the projected 20 homes to the current 34 homes sold. The second increase was due to the IRS. They returned the \$13,000 late payment made. The IRS returned \$13,757, which included the original amount and the interest. Rita also pointed out the increased expenditures due to increased costs of materials and services, such as chlorine and sludge removal.

b. FY2022 Proposed Budget Presentation- A special thank you goes out to the Budget Committee Members that work to make the Budget Proposal. The recommendations from the committee reflect the current increased cost of services and materials. The Proposed Budget includes projects, community maintenance and upgrades that will require some budget increases. The Maintenance Fee will need to be raised \$10/ month to cover the cost of the following examples: the Emergency Fund, Salary and wages of the staff, Spectrum 5% increases, Chlorine, Sludge removal, and Electrical updates. Also the long term projects if we were to do all of them would be \$106,000. That is not in the Budget. The color coding shows what needs to be done. That is another reason for the fee increase because there is a lot of things that will need to be done since the community is getting older. The Spectrum cost used to be \$120,000 by the end of this year we will have paid \$178,000 and

with the anticipated 5% increase it will be close to \$200,000 next year. Also golf membership fees were looked with Cindy Williams and as far as how many golfers and what it takes to maintain the golf course so fees will be increasing to \$170/year from the \$150/year starting with the January fees.

- *Vaughn Lewis made the motion to accept Treasurer's Financial Report as presented.* John Bakle seconded the motion. Motion passed.

6. Fill Assistant Treasurer Position Rita Fournier

a. Vote to Approve Lyn Veltheer

- John Bakle *made the motion to accept Lyn Veltheer as the Assistant Treasurer.* Vaughn Lewis seconded the motion. Motion passed.

7. Maintenance Report John Bakle

a. Monthly Maintenance report John thanked the volunteers that donated their time and efforts to our community. They did the following: Worked in the work shop, Worked on the water meters and repairs, Painted lines on the streets, Did ground work, Did Clubhouse cleaning, and Worked in the Clubhouse.

The volunteers worked an estimated 185 hours. At the \$40/hour rate, that is a savings of \$ 7,400 to our community. When you see our volunteers, please **thank** them and give them your **respect**. Can also use additional volunteers.

8. New Business:

a. Traffic issues – bicycles versus cars! Paul Bockelman

Residents need to **slow down** to the posted 15 mph speed. Bikers need to **stop** at the posted stop signs. One area of concern is at Summit and Sweetwater. **All residents should exercise caution.**

b. Community leadership vacancies Paul Bockelman

Our community needs volunteers to step up and help fill the following position: Website (to help Loretta), Newsletter, Card Playing, and Election Committee. A heartfelt thanks goes out to Doug English, Sondra Spradlin & Liz Albert, Linda Wright and Carmen Wilde who filled these positions for many years.

c. Call for nominations for 2022 BOD Paul Bockelman

There will be two Director positions up. Rocco Guarino and Paul Brockelman's positions expire at the end of this term. Please contact Dale Stone of Rosemary Frost if you are interested or have questions.

d. Emergency Electrical work in Pool Bldg. Vaughn Lewis reported that due to the seriousness of the electrical status at the pool area, the Board went ahead and took three bids for the repair work. The lowest bid of a little over \$6,000 was accepted. The pool will be closed for about four days as

the electrician works on the pool area and also on the dock. Thanks goes to David Wilde who is doing a fine job overseeing the pool area.

e. Electrical Requirements - Sewer Plant generator John Bakle

The last time we lost power for an extended period of time, we lost the bugs at the sewer plant and that cost us about \$6,000. We belong to Florida Water and Power association. They will furnish us with a generator as long as we have a place to plug it in. The surge protector requires an "Either or" switch. The electrician doing the pool building work will look at doing that switch for us.

9. Old Business:

a. Street light project Paul Bockelman

The Board is now waiting for Duke to take action on curtailing the power to the street lights. They are not responding, but they are aware that the Board is refusing to pay the electric bill for the street lights, and want the unused poles to be removed.

b. #4 Retention Pond wall repair Paul Bockelman

The project should start within the week. The retention wall pond next to the lake is our responsibility to maintain. The construction wall is \$82,000 project. This will create a lot of noise as metal will be driven down from equipment on barges.

c. Change to Clubhouse Bathroom security Paul Bockelman

The Board looked at the community's responses for increased security of the Clubhouse. The Board will install locks with timers on the outside restroom entrances. The current suggested locked time will be 7AM to 7PM. Those needing to access the restrooms may use the front entrance. Times may be adjusted as needed.

10. Information:

a. Fresh produce vendor – Status Paul Bockelman

The vendor approached the Board to provide this service. The Board gave a tentative approval and reserves the right review and to shut down this service if necessary.

b. Issues with Blast-up Call identified as SPAM Paul Bockelman

The Board learned that the past call did not go through from our provider to 25% of our people because it showed up as SPAM. The company is frustrated and looking at this problem. Meanwhile, if you put LHE's main telephone number on your contact list, that should eliminate the problems. If you need assistance doing this, feel free to contact a Board Member.

c. Web Site Upgrade Paul Bockelman

The new web site was needed and replaced the outdated unsecure site. Currently the new web is up, running, and making great progress. If you see errors let Loretta or Paul know if there are issues.

The future may give us secure lists, a current directory, a page for advertising goods and services, and the potential for paying Monthly Maintenance Fees or tickets for Social Activities. Just now we doing the Newsletter with plans to expand gradually.

d. Questions from the floor - None

11. Motion to Adjourn

Motion was made by *John Bakle and Vaughn Lewis* seconded to adjourn. Motion passed at 9:29 AM.

Respectfully submitted,

Nora Kay Francis, Assistant Secretary

Rocco Guarino, LHE Board of Director

October 15, 2021

DRAFT