

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting (draft)
March 18, 2022 – 9:00 AM also via Zoom & channel 732

1. **Call to Order** Rocco Guarino
2. **Pledge to the Flag** – Moment of Silence Rocco Guarino
3. **Roll Call** Cindy Williams

President – Rocco Guarino Vice President – John Bakle
Treasurer – Rita Fournier Secretary – Cindy Williams
Director at Large – Vaughn Lewis

All Directors are present.

4. **Secretary's Report** Cindy Williams

- a. Approve posted February 18, 2022, BOD Meeting Minutes
John Bakle made the motion to *Approve posted February 18, 2022, BOD Meeting Minutes*. Rita Fournier seconded the motion, and the motion passed 5-0.

5. **Treasurer's Report** Rita Fournier

- a. Finance Report

- Golf memberships are slightly down 20 memberships from the estimated amount of the 160 Budgeted
- The budgeted timeline for the Sludge Removal is off, but should be within budget by the end of the year.
- The Equipment Repairs projection is off currently because of the tractor repairs, but it should be within the yearly budget projection by the end of the year.
- Common Grounds item will also be back in the projection line by end of the year.
- Corporate account balances at South State Bank:
 - Corporate account \$ 201,327.24
 - Debit card \$ 678.95
 - Emergency \$ 51,758.60
 - Projects \$ 2,517.70
 - Social \$ 8,243.08
 - Pub \$ 6,221.26

 - Total of All Accounts \$ 270,746.83

Vaughn Lewis made the motion to *Approve the Treasure Report as presented*. Cindy Williams seconded the motion, and the motion passed 5-0.

6. **Maintenance Report** John Bakle

- a. **Monthly Maintenance report**

The estimated time that the Volunteers gave the corporation is 210 hours times \$40/hour. It is estimated that this is \$8,400 saved. The BOD thanks the volunteers for their efforts.

- b. **New Trash company for the corporation**

Lake Henry Estates has changed trash contractor to ASI. Their fee is \$100/ month for each dumpster. We have two units. We paid the previous trash contractor \$8,815.03 in 2021. This should be a sizable savings to our budget.

- c. **Tree trimming schedule**

Right Way is the company that will do the Palm Tree trimming for homeowners again this summer. They are fulfilling their third year of a three-year contract. Weather permitting, they will be in the community July 5th, 6th and 7th. This year's fee is \$35 per palm tree. This is to be collected at the same time of the service. Signup sheets will be at the Clubhouse Office and in the hallway. If you have any questions, please contact John Bakle at 863-326-8625

- d. **Guard Shack update**

The Guard House repairs are proceeding. It still needs roof repairs and soon and the base boards replaced..

Vaughn Lewis made the motion to *Approve the Monthly Maintenance Report as presented*. Rita Fournier seconded the motion and the motion passed 5-0.

7. Committee reports

a. Compliance

Nancy Hayward

- Many thanks to the community for all supportive communications regarding the February Compliance report.
- All lampposts that were out since October are now lit. New name plates are on order. Thank you to Cindy Poling, Don Fournier and Rob Smith for assisting with the installation for some residents.
- Reiteration that Compliance does not have the purpose of personal vendettas. There were two complaints the end of February. One was owner denied and is pending with the BOD (2.26A). The other was against the By Law (Article 5/Sec 7). It has been updated by the new paperwork, pending new deed recording.
- The ByLaws and DOR infractions are accurate and consistent. Volunteers are encouraged to serve, but chairs should be property owners. We can't complain about one person, while others are acting in like circumstances. Congratulations to home owners (especially new) for following the Declaration of Restrictions. No January or February written infractions were turned in, expect the above mentioned.

o Golf

Kris Bomgarden

- **Moffitt Cancer Center Benefit Golf** outing was held on Saturday (2/26/22) and raised \$1,681.55 for Moffitt. Many thanks to the golfers who participated and to many other who donated to this worthy cause.
- The **Annual Golf tournament** was played from March 7th through the 14th for the Couples, Ladies and Men's Leagues. The banquet and awards presentations will be held tomorrow night, (3/19/22) with dinner starting at 5:30 pm
- **The new year of league play** will begin on **Monday (3/21/22)**. All are welcome who like to golf or who would like to learn. Please contact a member of the golf committee for details about League play, and other golf related questions.

b. Pub

Rick Marston

- Rick thanked the board for listening to a procedure of a proposal by him when he attended the BOD's weekly work meeting. The suggestion did not pass, but he was satisfied with their contacting the LHE lawyer and accountant for recommendations.
- Thanks to Linda Wright for the **St. Paddy's day** dinner
- **Pizza night/Happy Hour** in April will be held on the first Thursday of the month due to a scheduling conflict
- Hamburgers will be served at **karaoke night** in April

c. Social Club

Liz Albert

- **LHE Downs in Sunday** (3/27/22). Event is free. Sloppy Joe dinner is following the Downs and requires a \$7 ticket.
- **Spring Fling** (our send off for the snowbirds) is Saturday, (4/2). Dinner and show by 2Shay Duo and a pork loin dinner prepared by Linda Wright. Tickets are \$25.
- **Easter Dinner**, Sunday (4/17/22) is an "Old Fashioned" Pot Luck. Dessert will be provided by the committee. There will be a sign up sheet posted on the wall in the hallway.
- **May 4th is a Ladies Lunch and Learn. Womens's Basic Self-defense & Personal Safety Course** presented by the Polk County Sheriff's Department. They will be giving safety tips on how to avoid being the victim of crime and to learn techniques to escape less than desirable situations. There is a sign up sheet posted in the clubhouse hallway

8. New Business:

Rocco Guarino

- a. Rocco read the **DOR** changes as recommended by the LHE lawyer.

John Bakle made the motion to **Approve the Lake Henry Estates Declaration of Restrictions (D.O.R.) Changes March 16, 2022 as presented**. Rita Fournier seconded the motion and the motion passed 4 yes -1 absention (Vaughn Lewis)

9. Old Business:

Rocco Guarino

- a. **Dyson Rd and Rt 17/92 Intersection** We are still in contact with the state. An expected state report may come by May/June. They now use drones and cameras to check on traffic flow, not just road counters.
- b. **Street light update** Duke is not charging the corporation for the poles, and will remove them according to their

schedule.

10. **Information:**

Rocco Guarino

- a. **Lawsuit status.** No new information.
- b. **New plantings to battle erosion.** – On shore of Lake Henry (along the new moat wall area) native plants will be installed to combat the erosion. The company, Cross Creek Environmental, will first kill invasive weeds by doing two sprayings 7 days apart. The second phase is to replant with approved 2200 plants. The planting labor will be done at no cost because it is part of high school students' required volunteer hours

11. **Questions from the floor:**

- David Milligan requested a response to an email that he sent the BOD. His request was to consider an additional defibulator for the Exercise Room or Ballroom due to the size of the Clubhouse. `
- Rocco responded that the Board agreed, and they have already ordered a new Difibulator for \$1,300 . .
- Dale Stone asked two questions. He wondered who maintained the current difibulator. Rocco replied that our resident Linda McKelvey does that service for us.
- His second request was for a profit report on Bake Sale and Hot Dog Sale on the Garage Sale Weekend. Liz said that the Bake Sale had generated over \$600, and the Hot Dog Sale generated over \$800.
- John Manly requested an explanation of what the lawsuit is about. Rocco responded that the Board has been directed not to make detailed comments on the Lawsuit at this time. It is a lawsuit that is exploring if our corporation falls under HOA rules or that of a For Profit corporation. Florida law will determine what rules we operate under.

Motion to Adjourn

John Bakle made the motion to *Adjourn BOD Meeting at 9:30AM*. Rita Fournier seconded the motion and the motion passed 5-0. Adjourned at 9:35 AM.

Respectfully submitted,

Cindy Williams, Secretary

Nora Kay Francis, Assistant Secretary