

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting
April 15, 2022 – 9:00 AM also via Zoom & channel 73

1. Call to Order John Bakle
2. Pledge to the Flag – Moment of Silence John Bakle
3. Roll Call Cindy Williams

President – Rocco Guarino (absent) Vice President – John Bakle
Treasurer – Rita Fournier Secretary – Cindy Williams
Director at Large – Vaughn Lewis
4. Secretary’s Report Cindy Williams
 - a. Approve posted March 18, 2022 BOD Meeting Minutes.
Vaughn Lewis made the motion, *the minutes of the March 18, 2022, Lake Henry Estates Board of Directors Meeting be accepted as posted.* Rita Fournier seconded the motion. The motion passed 4-0.
5. Treasurer’s Report Rita Fournier
 - a. Finance Report –

Corporate	\$ 209,443.88
Debit Card	\$ 663.03
Emergency	\$ 51,758.86
Projects	\$ 2,517.71
Social	\$ 11,632.11
Pub	\$ 7,635.66
 Total of all Accounts	 \$ 283,651.25
 - b. Savings from the street lights project.
The estimated savings from Duke Energy for switching to the new LED Solar Street Lamps will be \$21,300 for the year.

Cindy Williams made the motion; *The Treasure’s Report be accepted.* Vaughn Lewis seconded the motion. The motion passed 4-0.
6. Maintenance Report John Bakle
 - a. Monthly Maintenance report
The Lake Henry Estates volunteers did an estimated 285 hours of work on the grounds (50 hrs.), woodworking shop (15 hrs.), meter reading (20 hrs.), and work on west side of the clubhouse and the Guard House (200 hrs.). At a value of \$40/ hour of labor rate, there was a savings done by volunteers of \$11,400.00.
7. Committee Reports
 - a. Compliance Nancy Hayward (absent... no report)
 - b. Golf Mindy Smith (absent)
Cindy Williams reported a reminder to golfers that even during the summer hours that golfing does not start until 8AM. This is because the grounds crew is doing their maintenance tasks. Please be courteous to the ground crew.
 - c. Pub Rick Marston
 - Tonight is Karaoke Night. For those that attend, a hamburger meal will be served for a \$5 admission plus \$1.00 in pub chips to purchase what you would like to go with the hamburger.
 - During the summer, there will be no hot dog meals for karaoke nights, but this will restart in the

fall.

- There will still be the Happy Hour Thursdays during the summer with a pizza party on the second Thursday of the month.
- If you have suggestions for summer activities at the Pub, please pass them on to Rick or Marla.
- We are considering having a chicken pot sometime this summer. They are \$8/pie from Publix and we think we can manage 18 chicken pot pies at a time.

8. New Business

Vaughn Lewis

a. Tennis/pickle ball court resurfacing- approval of the contract

It is recommended that tennis/pickle ball courts be resurfaced every four to five years. Ours has not been resurfaced in seven years and is in need of repairs. The Board took bids on the job and had received company quotes of \$22,700, \$19,064, and \$11,980. The lowest bid came from Sherwood; they are the company that last resurfaced our courts.

Cindy Williams made the motion *The Board accept the bid from Sherwood of \$11,980 to resurface the tennis/pickle ball courts.* Rita Fournier seconded the motion. The motion passed 4-0.

9. Old Business:

a. Dyson Rd and Rt 17/92 Intersection

John Bakle

The intersection study is being done, but the Board has not received a report on the findings at this time.

10. Information:

John Bakle

a. Misinformation about the recent D.O.R. changes

John Bakle read the Misinformation about the recent D.O.R. Changes printed statement. (See the attached statement)

b. Law suit status

No pending changes in the status of the law suit.

c. Additional AED for the exercise room is on back order

This backorder is due to lack of parts at this time.

d. Three Board of Directors positions will be open in January 2023. Please consider running for office. There is currently not a Nominations Chair, so please consider talking to a board member if you are interested.

11. Questions:

a. Ralph Jones 686 Paradise Point –

- Questioned how the Board’s lawyer assessed the need to make changes in the D.O.R, and were the changes made in a selective manner.
- Questioned why now “caregivers” room and board would be a violation of the D.O.R.
- Also questioned the D.O.R Section 2.7 (b) on *flags*.
- Asked where in the DOR the BOD “reigns supreme” over our community
- Asked if Rocco Guarino got a violation letter for the AED Security sign in his yard which is a form of “advertising”.
- Lastly questioned what the Lawsuit was about.

The Board requested a written form of these questions and concerns so that they could address them.

b. Jim Bertucca 421 Harbourview Dr.

- Expressed his respect for those that volunteer to be on the B.O.D., but felt frustrated with the D.O.R Section 2.7 (b) and wanted a definition of *decorative flags*.
- Requested for more transparency from the Board when and how they form the rules.
- Asked the Board to have a meeting with the shareholders to find a compromise

c. Brenda Hosler 692 Paradise Point.

- Requested a Profit/Loss Report.
Treasurer Rita Fournier addressed the concern and that the Profit/Loss Report provided by LHE Accountant is posted in the Clubhouse Lobby. Rita will continue to look into the request.
- Cited the concern over signs and flags that was already decided by the Supreme Court. Brenda agreed to send them to the BOD for their review
- In regards of the legal procedure filed, Brenda felt that the Board was not being accurate when

reporting that “nothing” was happening with the “arbitration.” There had been actions taken, lawyer requests made, and court appearances. Mediation did not work so the case is now in Arbitration. Vaughn Lewis explained there has not been a ruling that could be shared with shareholders while the lawyers are going back and forth about the far-reaching amount of information and the cost of producing the requested excessive reports. Brenda Hosler asked the BOD to let the shareholders know that information about the case can be found in the Polk County Records

- d. Len Unger 638 Watercrest Drive –
 - Pointed out that this was an official Board of Directors Meeting and not an official Shareholder’s Meeting. The BOD is not required to take questions/concerns from the floor at a BOD meeting and he asked to cease the discussion now.
- e. Ken Ledoux 467 Sweetwater Way –
 - Respected the decision to control outdoor signs, but did not agree with rules concerning signs inside homes.
 - Had issues with the \$50/ day fine for noncompliance to the LHE’s D.O.R.
- f. Jerry Varns 464 Sweetwater Way
 - Concerned about what was the need to expand the DOR Section 2.7 after seven years. Requested the BOD consider the possibility of a meeting with shareholders, for the purpose of transparency.
- g. Mike Baker 582 Teesdale Dr.
 - Cited a need for the shareholders to vote and approve at 51% on rules made by the BOD. Then the shareholders would live with the voted upon decisions.
 - Requested the BOD seriously consider compromising on “Care Givers” language in the DOR.
- h. Rick Marston 673 Sweetwater Way East.
 - Recognizes a need for the BOD to have discussions with shareholder community to work out issues.

John Bakle thanked those asking questions, having concerns, and making suggestions.

12. Motion to Adjourn

John Bakle called for a motion to adjourn the meeting.

Rita Fournier made a motion *Adjourn the Board of Directors’ April 15th,2022 meeting.* Vaughn Lewis seconded the motion. Motion passed 4-0 at 9:54AM.

Respectfully Submitted,
Cindy William, Treasurer
Nora Kay Francis, Assistant Treasurer