

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting
October 14, 2022 – 9:00 AM also via Zoom & channel 732
Zoom meeting ID: 910 053 1494
Passcode: Eagle

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|---|----------------|
| 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 (absent)
Treasurer – Rita Fournier	Secretary – Cindy Williams
Director at Large – Vaughn Lewis	

4. **Secretary’s Report** Cindy Williams
- a. Approve August 19, 2022 BOD Meeting Minutes
 Rita Fournier made the motion, *the minutes of the August 19, 2022, Lake Henry Estates Board of Directors Meeting be accepted as posted.* Vaughn Lewis seconded the motion. The motion passed 4-0.

5. **Treasurer’s Report** Rita Fournier
- a. Finance Report
- | | |
|--------------------------------|-------------------|
| i. Corporate | \$ 215,264.64 |
| ii. Debit Card | \$ 364.45 |
| iii. Emergency | \$ 50,685.10 |
| iv. Projects | \$ 4,404.37 |
| v. Social | \$ 13,142.38 |
| vi. Pub | \$ 7,620.57 |
|
vii. Total of all Accounts |
\$ 291,481.51 |

There will be a decrease in our checking account coming up soon of about \$20,000 to pay for our property taxes, which has been budgeted for.

- b. Review of Profit and Loss Budget vs. Actual – January through September 2022**
- 4050 – New Home Admin Fee** – 21 houses were sold through July, but we had only 1 closing in August and 1 closing in September. This may be related to the housing market slowing down.
- 6200 – Salaries and Wages** – is below budget due to having two unfilled positions. We’re advertising to hire one of the open positions.
- 6520 – Consta Flow/Maintenance/repairs** – is below budget because of decrease in repairs. We always estimate what will be needed for repairs to our water and sewer system.
- 6525 – Sludge Removal** – is over budget because it cost us more than usual for sludge removal.
- 6650 – Main Clubhouse** – we had some AC repairs that cost more than budgeted, but we also had some things that came in under what we budgeted
- c. Long Term Projects** – Items in green are projects for 2023
- Item #16 – Lift station #1 panel** - it has to be rebuilt and the panel needs to be replaced. We originally estimated it would cost \$5,000, but current estimate came in close to \$19,000
- Item #17 Pool Parking** – concrete pad – A small concrete pad will be poured before the leach field to provide extra pool parking \$1,500
- Item #20 – Roads Sealing** – The roads will be sealed in different sections over the years. With an estimate of \$7500 for each section
- Item #26 – Treatment Plant Generator** – Estimated at \$10,000

Item #27 Treatment Plant Pond #and 1, #2, and 3 – All three need to be cleaned out and have clean sand put in. We will have pond #1 and #2 done in 2023 which is estimated at \$12,750. Pond #3 will be done during 2024 - estimated at \$8,650

Vaughn Lewis made the motion; *The Treasure's Report be accepted.*” Cindy Williams *seconded* the motion. The motion passed 4-0.

6. **Budget Committee's recommendation for 2023**

ML Cutler

The budget committee contacted all Chairperson of Committees for their budget projections and the Board of Directors for expected income and expenses for the next year. From studying those reports, the Budget Committee is making a recommendation that the Board issues an increase in the monthly fee for this next year. A monthly fee increase of \$10.00/shareholder should cover the expenses due to inflation and unknown project expenses. The Board will need to review the report before taking action. (Copies of the **proposed 2023 budget and Breakdown per home for 2023** were available and sent out to shareholders)

7. **Maintenance Report**

Don Fournier

Monthly Maintenance report Sept/October - There were three main projects done during September/October: An estimated **80 volunteer hours (\$4,000)** for shrub trimming; **25 volunteer hours (\$1,250)** for water meter readings; and drainage pipes project **volunteers spent 489 hours (\$21,120)** for a total savings of **\$26,370**. Rita Fournier moved to *accept the maintenance report*. Cindy Williams seconded the motion. Motion passed 4-0.

8. **Committee reports**

a. **Social Committee** – Upcoming events

Carmen Wilde

- i. **October 19th – Fried Chicken Potluck**
- ii. **October 28th – Harvest Celebration Dance** with DJ James Winn tickets are **\$10/person**. See Carol Walker for tickets
- iii. **November 11th – Veterans Day Dinner** (catered by Sonny's) **\$12 tickets (last day to purchase tickets is November 3rd** – see Carol Walker for tickets **Veterans** meals are free
- iv. **November 27th – clubhouse decorating at 9:00 am**

b. **Pub** – 3 Events

Rick Marston

- i. **Munchie Mondays** – bring snacks to share
- ii. **Thirsty Thursdays** (formerly Happy Hour) – **2nd Thursday of the month** will combine **Thirsty Thursdays** with a **Pizza Night - \$5 per person** – pizza ordered at **5:30 pm - delivered by 6:15 pm**
- iii. **Renewed event of Pub Club** – (formerly done by Alex and Nancy Kerr)
Linda and Mike Wright have agreed to assist others for future Pub Club events. They will help facilitate the cooking of the meals and activities. Dates for **Pub Club** will be determined each month based on calendar availability. Volunteers to assist the Wrights are needed.
- iv. **Pub Chip Gift Bags**- the Pub will be selling small gift backs containing **\$5** of Pub chips. The selling price for the gift bag is **\$5.50** (\$5.00 for the bag). It's a prepaid chip bag
- v. **Karaoke** will be held at **6 pm on the 3rd Fridays**

c. **Golf**

Mindy Smith

- i. The golf course is now open to paid trail members
- ii. **Week of October 17th** beginning of League play (**Monday – Couples; Wednesday- Ladies; Thursday – Men**)
- iii. Leagues start at **8 a.m. until 10/31. Start time changes to 9 a.m. on November 1st.**
- iv. Volunteers are needed each month to do team set ups – Without volunteers each month to set the teams up for play, there will not be any league play. Thanks!

d. **Salvation Army Toy Drive**

Diane Lareau

- i. The request was made to place a toy collection box for new toys in the Clubhouse Lobby for the Toy Drive. This event will be chaired by Teresa Guarino. Vaughn Lewis made the Motion: *The Social Committee is asking for permission to place and be responsible for the annual **Salvation Army Toy Drive Collection Box** in the lobby.* Cindy Williams seconded the motion. The motion passed 4-0.

e. **Compliance Report**

Nancy Hayward

- i. A big thank you to Clarence Hoffman for handling the compliance issues over the summer. He did a remarkable job, communicated regularly with Nancy, and currently everything is complied.
- ii. Nancy asked that residents give some leeway and additional time to allow hurricane repairs and cleanup to be made by those affected.

9. **Old Business:**

Rocco Guarino

- a. **Rt. 17/92 & Dyson Road** – Communication on this issue has been difficult since Hurricane Ian. The possibility of a light being installed by influenced by the traffic generated by the new **County Building** on St. 17/92 and the proposed **Crossroads Village Center Project**.
- b. **SFWMD**
 - i. **Moat dredging** – Since Hurricane Ian **SFWMD** is not available to address the Board’s concerns. Meanwhile the Board/Rocco will continue to reach out for responses.
 - ii. **Submerged land lease** - 3 properties are out of lease for compliance and one resident reduced the size of her dock and it should be reviewed for a lower fee.

10. **Information:**

Rocco Guarino

- a. **Thanks to the hurricane helpers** – Jerry Varns and committee’s prep and plans worked well. Thank you to everyone who worked hard to help neighbors
- b. **Nomination Chair** - Judy Koblenz
 - i. Two applicants for the Board have been submitted resumes. If others are planning on running, resumes with a picture need to be turned in to Judy Koblenz by **December 1st**.
- c. **Legal update** –As of three weeks ago there has been no change. We are waiting for a judge’s date to be set.

11. **Questions sent in:**

- a. Has the depositions been received for the Civil Case by Brenda Hosler, Dee Diane, and John Case?
ANSWER; Yes...all four parties have been deposed.
- b. There was a time frame set that the case would be addressed no later than a date in November. Has the date been set? **ANSWER:** When the Judge’s calendar is free to review the depositions and other information submitted is when the case will be reviewed and a decision made on the outcome.
ANSWER: The only deposition posted on the website is from Rocco Guarino
- c. Did the complainants explain why they want us to become a home owner association?
ANSWER: That is not something that I can answer at this time.

Additional question from the audience:

- d. **Dit Unger** – can all 4 depositions that have been made be shared/posted for the shareholders to read:
Answer: Yes. Our lawyer has all four copies of the depositions. Rocco will contact our lawyer about posting the 4 depositions

Motion to Adjourn

Rita Fournier made the *motion to adjourn*. Cindy Williams at 9:34 a.m. seconded the motion. Motion passed 4-0

Respectfully submitted,
Cindy Williams – Secretary
Nora Kay Francis – Assistant Secretary