

**SWEETWATER EAST INVESTMENT CO.**  
**dba LAKE HENRY ESTATES**  
**Monthly Board of Directors Meeting**  
**November 18, 2022 – 9:00 AM also via Zoom & channel 732**  
**Zoom meeting ID: 910 053 1494**  
**Passcode: Eagle**

- |   |                |
|---|----------------|
| 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 (absent)	

4. **Secretary’s Report** Cindy Williams
- a. Approve October 14, 2022 BOD Meeting Minutes  
Rita Fournier made the motion, *the Secretary minutes of the October 14,, 2022, Lake Henry Estates Board of Directors Meeting be accepted as posted.* John Bakle seconded the motion. The motion passed 4-0.

5. **Treasurer’s Report** Rita Fournier
- a. Finance Report as of October 31, 2022
- |                            |  |               |
|----------------------------|--|---------------|
| i. Corporate               |  | \$ 236,133.94 |
| ii. Debit Card             |  | \$ 234.98     |
| iii. Emergency             |  | \$ 50,685.53  |
| iv. Projects               |  | \$ 4,404.41   |
| v. Social                  |  | \$ 11,590.67  |
| vi. Pub                    |  | \$ 8,451.96   |
| vii. Total of all Accounts |  | \$ 311,501.49 |

- b. Review of Profit and Loss Budget vs. Actual – January through October 2022**  
There are no big items different. Everything is either within or under budget  
As mentioned before Sludge removal is up for this year  
Salaries have been down because we have one maintenance person verses three.  
John Bakle made the motion, to accept *the Treasurer’s report as presented* Cindy Williams seconded the motion. The motion passed 4-0.

6. **Budget approved for 2023** Rita Fournier
- The 2023 LHE Budget was presented at last month’s BOD meeting. We will be voting to approve it today. The only changes made is under Salaries. We originally budgeted \$154,000.00. We are looking to hire one new maintenance person. Due to the market, we had to raise the salary accordingly. The 2023 Budget reflects a \$6,000.00 per year increase to \$160,000.00 under Salaries. We adjusted the Emergency Fund to be reduced by \$6,000.00  
John Bakle made the motion to accept the *2023 Budget*. Cindy Williams seconded the motion. The motion passed 4-0.

7. **Maintenance Report** John Bakle
- Monthly Maintenance** report October/November - There were two projects done during October/November: An estimated **30 volunteer hours (at \$50 hour) for** work in the Woodwork Shop and **20 volunteer hours (at \$50/hour)** for work done on the common grounds. **Volunteers spent 50 hours** for a total savings of **\$2,500**. Rita Fournier moved to *accept the maintenance report*. Cindy Williams seconded the motion. Motion passed 4-0.

**Road Sealing –**  
The date of the sealing of the roads will be posted on Loretta Kramer’s News Briefs. The sealing of cracks and road sealing will begin after Thanksgiving. A color coded map will also be sent out. This year the blue section will be

done and will be divided into 3 areas (part of Waterford Drive, part of Sweetwater Way, Teesdale Drive and Pinnacle Drive. Each area will take 24 hours to completely dry before vehicles, golf carts, or bicycles can travel on it. Additionally we are asking you to turn off your lawn irrigation/sprinklers so that the water will not get on the road while your section is closed. LHE does not assume any responsibility for damage to your cars, tires, golf carts, or shoes.

## 8. Committee reports

### a. Social Committee – Upcoming events

Carmen Wilde

#### ▪ November:

- **Salvation Army Children's Toy Collection**- Any new and unwrapped gifts can be placed in the donation box in the clubhouse lobby. Deadline for return of gifts is December 7<sup>th</sup>. Contact Teresa Guarino with questions.
- **Thanksgiving Buffett, Thursday, November 24<sup>th</sup> at 1 pm** -Turkey will be provided by the Social Committee. Signup sheet is in the clubhouse hallway. Bring a dish to share for 12 people and your own table ware. Any questions, contact Rosemary Frost, Diane Tilton, or Liz Albert
- **Decorate the Clubhouse, Saturday November 26<sup>th</sup>** - Starting at 9 a.m. Help is needed as we decorate inside and outside the clubhouse, pub and front gate. Chaired by Rita and Don Fournier
- **Adopt a Senior Program** – Names and needs will be placed on the tree in the clubhouse lobby on Saturday (11/26). Gifts need to be returned by 12/16. For questions contact Carmen Wilde, chairman 760-445-8499

#### ▪ December:

- **Christmas Auction for Children – Saturday 12/3 at 7 pm** - Bring a wrapped gift valued at least \$15. It will be auctioned to the highest bidder to raise money for Christmas for Kids organization. Contact Diane Lareau or Teresa Guarino for questions.
- **Christmas Elves Card Distribution, 12/7 to 12/21.** Volunteers will distribute Christmas cards from residents for residents within the community. Place your cards in the appropriate boxes in the library for distribution. Chaired by Jeanne Whitt
- **A Christmas Variety Show Friday, 12/9 from 7 to 8:30pm** – Starring Rich Wilson. Las Vegas style showman presenting a special 90 minute performance filled with those classic Christmas songs we all remember. Tickets available from Diane Tebaldi. Special price \$2 and limited to 200 tickets. Joann Hoffman, Chairman.
- **Christmas Day Buffet, Sunday, 12/25 at 1 pm** – Ham provided by social committee. Signup sheet is in the clubhouse hallway. Bring a dish for 12 people to share and your own table ware.
- **New Year's Eve Dance, Saturday, 12/31 from 7:30 pm to 12:30 am.** Tickets \$10 from Carol Walker and Diane Tebaldi. Dance the night away with returning DJ Vinnie Niemiec. Bring Snacks to share at your table. Champagne toast to welcome the New Year. Chaired by Sharon Adler.

### b. Golf

Mindy Smith

- Pending BOD approval the **2023 Golf Tournament** is planned for the week of March 6<sup>th</sup> through March 13<sup>th</sup>. The **Golf Banquet** will be on March 18<sup>th</sup>.
- **Golf clinic** will be held on Saturday, January 7, 2023. There will be free golf on the Sunday following the Clinic day.
- **Annual Moffitt Cancer Center Golf Outing** is to be determined at our next golf committee meeting.
- The golf tournament winners for the 2021-2022 season are, Vaughn Lewis and Juanita Heffner for Actual and Curt Crawford and Diane Lareau for handicap.
- To play golf you have to pay a trail fee. If your guests want to play golf you will have to be on the golf cart with them and your trail fee needs to be paid.
- The golf committee members will begin collecting cash or checks in December (before Monday, Wednesday and Thursday golf leagues go out) for 2023.
- Thanks to all of the golfers who have signed up to put the golf teams together for the Couples League and for the Ladies and Men's Leagues.
- John Bakle made the motion that *the Golf Committee requested for the tournament, golf banquet, Moffitt Annual Golfing Event, The Golf Instruction day and free golf the next day, accepted as requested.* Cindy Williams seconded the motion. The motion passed 4-0

**c. Compliance Committee Report - Yearly Update**

Nancy Hayward

No violations in January, Below are the violations from February thru November 2022

- **2.6 Yards and lots:** 4 complied; 1 – ongoing with 3 offenses (BOD handling)
  - **2.7 Name plates/signs:** 6 complied
  - **2.7b (2 decorative sign) No Violation**
    - **House painting needed – complied**
  - **2.13 Noise (mowing before 8 am) 1 – complied**
  - **2.14a Golf care numbers – 1 – complied**
  - **2.15 Operating golf cart – 1 – underage guest – moved**
  - **2.16 Dog leash – 4 complied; 1 – oversize dog/ Presented service papers –**
  - **2.17 Trash can front of house – 1 – bush planted/no violation**
  - **2.21 Garage Door Open – 2 complied – by putting on screens: 1 – ongoing BOD handling (door can be open only when moving auto in/out, working in garage, reason clutter/critters**
  - **2.14-2.23 Resident behavior – first offense -resolved – BOD handled it**
  - **4.12 Employee LHE payroll – 3 denied – no violation**
  - **Total: 40 – Clarence Hoffman handled 17 and Nancy Hayward handled 23**
- 
- Clarence Hoffman has agreed to cover Compliance for July and August 2023. Many thanks to Clarence for covering last summer and in a professional manner.
  - Several verbal complaints were received regarding yards, nameplates and lampposts. With having had 2 hurricanes and new & past residents still returning, residents are being given time to tend to their homes. By January 2023 all yards that need tending will be in compliance.
  - Clarification on Compliance and BOD not acting in a timely manner on a restriction. Certain procedures and time frames must be followed that includes legally completing paperwork properly. For some it make take months or even up to a year. For some residents it may take time and money to comply. We work with them if they are making efforts to comply.
  - There are copies of both the Deed of Restrictions (DOR) and the By-Laws in the office if you need a copy or on the LHE New Briefs website under **Documents**

**d. Nomination Committee**

**Judy Koblenz**

- i. Wednesday, December 7<sup>th</sup> at 7 pm is a “MEET THE CANDIDATES” night at the clubhouse.
- ii. Currently there are 6 candidates who have submitted their resumes for the 3 open BOD positions
- iii. Resumes will be included in the December LHE Newsletter for your review.
- iv. Submit resumes no later than December 1<sup>st</sup> if you want to run for the board
- v. The election of new officers for the BOD will take place on January 9, 2023 at the Annual Meeting

**e. Election Committee**

**Lorri Milligan**

- i. Lorri introduced herself as the Election Committee Chair and Micki Crawford and Jeannie Whitt as members of the Election Committee
- ii. All materials will be ready and put into packets by December 6<sup>th</sup> after Coffee Talk
- iii. Please attend the MEET THE CANDIDATES night on 12/7 at 7 pm in the clubhouse
- iv. The absentee packets will be hand delivered to each shareholder by December 14<sup>th</sup>.
- v. All ballots will be reviewed for signature and accuracy on the night of the Annual Meeting (1/9/23)

**f. Coffee Talk – December 6<sup>th</sup> 9 a.m.**

**Judy Koblenz**

- A speaker has been invited. It’s a time for new and current residents to get together to meet each other.
- The Haines City Chamber of Commerce has been invited to come in either January or February. If you have any questions that you’d like to have answered, please send them to Judy so she can forward them ahead of time so they will come with an answer.

9. **Old Business:**

Rocco Guarino

- a. **Rt. 17/92 & Dyson Road** – Communication on this issue has been difficult since Hurricane Ian. The DOT contact has been busy with the opening of the new Government Center on 17/92. Will keep trying.
- b. **SFWMD** –Contact just got back from the field. He will contact Rocco soon on these pending items.
  - i. **Moat dredging**
  - ii. **Submerged land lease**

Any updates will be posted on the LHE News Briefs

10. **Information:**

Rocco Guarino

- a. **Legal update – There** is a date set for February 24, 2023 for the legal case to go before the judge. Hopefully there will be a resolution by the end of February.

11. **Questions:** Tony Moore (461) asked what the legal dispute and resolution is about.

**Answer:** Rocco told him that the lawsuit has been ongoing for about 1.5 years. Some residents are asking that we be an HOA instead of a Corporate Florida Entity. They have presented their questions. All depositions are done. Our corporate lawyers are submitting our questions. By February 24<sup>th</sup> everything will go before the Judge for determination.

**Motion to Adjourn**

Rita Fournier made the *motion to adjourn*. John Bakle. seconded the motion. Motion passed 4-0 Meeting adjourned at 9:28 a.m.

Respectfully submitted,  
Cindy Williams – Secretary