

**SWEETWATER EAST INVESTMENT CO.**  
**dba LAKE HENRY ESTATES**  
**Monthly Board of Directors Meeting**  
**December 16, 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
4. **Secretary's Report** Cindy Williams
  - a. Approve November 18, 2022 BOD Meeting Minutes  
 Rita Fournier made the motion, *the minutes of the November 18, 2022, Lake Henry Estates Board of Directors Meeting be accepted as posted.* Vaughn Lewis seconded the motion. The motion passed 5-0.
5. **Treasurer's Report** Rita Fournier
  - a. Finance Report
 

i. Corporate	\$ 215,385.45
ii. Debit Card	\$ 552.95
iii. Emergency	\$ 50,685.95
iv. Projects	\$ 4,404.45
v. Social	\$ 8,336.77
vi. Pub	\$ 8,501.59
vii. Total of all Accounts	\$ 287,867.16
  - b. **Review of Profit and Loss Budget vs. Actual – January through November 2022**  
 Most items are below budget. Some items are over budget. Basically we're on target.  
 John Bakle made the motion; *The Treasurer's Report be accepted.* Cindy Williams seconded the motion. The motion passed 5-0.
6. **Maintenance Report** John Bakle
  - Monthly Maintenance report November 2022 and December 2022-.
  - There were four projects done during November to December. An estimated \$7,360 was saved by their volunteer hours working on the Wood Work Shop, the Club House, the Grounds, and retrieving the pontoon.
  - Jerado Lopez is a new hire in the Maintenance department
 Rita Fourier moved to *accept the maintenance report.* Rocco Guarino seconded the motion. Motion passed 5-0.
7. **Committee reports**
  - a. **Social Committee** Carmen Wilde
    - Christmas elves will continue to deliver cards through December 21<sup>st</sup>
    - Christmas Day buffet will be held at 1 pm. Social Committee will provide the ham. Signup sheet is in the hallway. Bring a dish to pass and your own tableware.
    - New Year's Eve Dance is from 7:30 pm to 12:30 pm. DJ Vinnie will be returning. Bring snacks to share at your table. Champagne toast to welcome in the New Year. Request form in hallway
    - January 9<sup>th</sup> at 9 am volunteers are needed to take down the Christmas decorations.
    - January 18<sup>th</sup> Potluck at 5 pm, Bring a dish to pass and your own tableware.
    - January 20<sup>th</sup> Catered dinner and Soul and Inspiration Show by John Wilson. A tribute to the Righteous Brothers. Dinner at 5:30 pm with show to follow. Tickets are \$30
    - January 29<sup>th</sup> Chili Cook Off – Sign up to make your favorite recipe for your pot of chili. Winners will receive \$50, \$30, and \$20 gift certificates from Publix. Two complimentary dinner tickets will be given for each pot of chili brought for the dinner. At 5 pm dinner will be served. Tickets for

those not making chili are \$8 and are now available.

- The auction donations figure is over \$6,300. Salvation Army came twice to pick up donated toys. 48 gifts for the nursing home were also donated. The community is commended for their generosity during this Christmas season.

**b. Golf**

Mindy Smith

- Golf clinic is being held on January 7<sup>th</sup>. Meet at the pub at 11 a.m. BOD approved Rain date of January 14<sup>th</sup>. There will be free golf on Sunday following the clinic.
- Second golf clinic is planned for October 29, 2023.
- The Moffitt Golf Outing is planned for February 18<sup>th</sup> from 9 a.m. to noon. Lunch will be provided by the golf committee.
- Trail fees are due on January 15<sup>th</sup>. \$170 per person. Golf committee members will be collecting trail fees on Mondays, Wednesdays and Thursdays before league play.
- Walkers, joggers, golf cart cruisers and cyclists may use the golf trails from dawn until 8 a.m. and from one hour before sunset until dusk. The golf course fairways, greens and tee boxes are always off-limits to non-golfers. The golf course and trail are closed to all during the nighttime hours.
- **DOR #2.16B** Property/lot numbers shall be displayed on each side of the Owner's golf cart with numbers not less than two (2) inches in height and in contrasting color to the color of the cart.
- A reminder to new home owners and to anyone who moves from one LHE house to another that your cart numbers must have the right house number on it.

**c. Compliance Report**

Nancy Hayward

- We want to remind residents of **DOR Rule #2.2B** Guests, visitors and tenants of any owner shall comply with the Declaration of Restrictions of the subdivision in the same manner as a resident owner. The owner is responsible for the actions of the invitees. If an owner has a complaint against the guest's behavior, it must be in writing on a Compliance Form for the committee to act on it.
- New owners and snowbirds will be returning in January. Let us make them feel welcome and offer to assist with correct information.
- All should have a copy of our DOR. We will be reviewing conditions of yards, lamp posts, and property care.
- The compliance committee wishes everyone a very Merry Christmas and a Happier Healthy New Year

**d. Election Committee**

Jeannie Whitt

- The election at the LHE Annual meeting is on 1/9/22 at 7 pm. All absentee ballots must be in the office by noon. Voting can also be done in person at the meeting. If you didn't get a voting packet it may be in the mail. If you have any questions please contact Lorri Mulligan, the Election Committee Chair.

**8. Information:**

Rocco Guarino

- a. Legal update – there is nothing new
- b. Board Communications – Email the LHE email if you have a question or concern. We put out notices. If it is signed by the BOD go to the Board, or to the Chairperson of a committee if they put out a notice. Please do not go to Loretta Kramer or to Karolina Straw with your questions or complaints.

**9. Questions:**

- a. Ruth Formella told the residents that a second lawsuit was filed last week in Polk County. It was filed by a resident injured and who is suing for pain and suffering.
- b. Bill Heffner said he has a hole on the bank of the 6<sup>th</sup> hole near his house and the Milligan house. New sod was put around the pond by not on that area that is getting washed out. Rocco Guarino told Bill that the area in question is on schedule to be done now that we have our second maintenance man on site.

**Motion to Adjourn**

Vaughn Lewis made the *motion to adjourn* at 9:34 a.m. Rita Fournier seconded the motion. Motion passed 5-0

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