

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting Minutes
February 17, 2023 – 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 **Present** Vice Pres. – Cindy Williams **Present**
Treasurer – Rita Fournier **Present** Secretary – Carl Criger **Absent**
Director at Large – Joe Tousignant - **Present**

4. **Secretary’s Report** Cindy Williams
Approve posted January 20, 2023 BOD Meeting Minutes. These BOD Minutes were posted on the bulletin board in the Clubhouse hallway and were posted on the craft room windows.

Rita Fournier made the motion to *accept the Jan.20, 2023 LHE BOD Meeting with the amendments as posted.* Joe Tousignant seconded the motion. The motion passed 4-0.

5. **Treasurer’s Report** Rita Fournier
Checking account balances

1. Corporate	\$ 325,533.34
2. Debit Card	\$ 368.52
3. Emergency	\$ 50,686.81
4. Projects	\$ 4,404.53
5. Social	\$ 9,403.64
6. Pub	\$ 8,086.30
7. Total of all Accounts	\$ 398,483.14

Profit & Loss Budget vs Actual – January 2023

Not much has changed since the financial report at the Annual Meeting in January 2023. We are a little over budget **on 6730 Golf Course Maintenance/Repairs** because we had a \$3,800 on Hole #7 for an unexpected repair.

Cindy Williams made the motion to accept the January 2023- Treasurer’s Report. Joe Tousignant seconded the motion. Motion passed 4-0.

6. **Maintenance Report** Rocco Guarino

Monthly Maintenance report for January to February will be done at next month’s Board meeting.

7. **Committee reports**

Social Club

Carmen Wilde

- Feb. 26th – LHE Downs
- March 3rd & 4th – Community Garage Sale & Bake Sale
- March 11th – Jim & Mandy Dance
- March 15th – Potluck Dinner
- March 19th – Spring Poker Run
- April 1st – Spring Fling Dinner & Show
- April 9th – Easter Ham Dinner

b. Golf

Mindy Smith

- Feb. 18th – The Moffitt Charity Golf Outing \$20 donation (all proceeds will go to Moffitt Cancer Center)
- March 6th – Two weeks of the LHE Golf Tournament (Starts on March 6th and ends on Monday March 13th Rain date is March 14th.)
- March 18th – Golf Banquet \$20 per ticket for each person attending
- Your paid trail fee tag needs to be hung on your golf bag or on your golf cart
- The numbers on your golf cart need to be at least 2 inches and a different color from your golf cart
- Please remember to fix your golf ball marks and divots on all greens

c. Compliance

Nancy Hayward

- This month had only three incidents.
 - 2 lamp posts were out – calls were made for repairs
 - 1 - 2.13 Noise complaint
 - 1 - 2.14 not obeying the 15 mph speed limit/running the STOP sign
 - 17 - 2.23 Behavior/2.25 owners responsible for guest (7 written complaints and 4 emails to the BOD)
- Thank you to all the residents for attending to their property.

d. Pub

Rick Marston

- The nickname of the Pub for 2023 shall be **“The She-Shed.”**
- The sign shall be hung over the Pub’s entrance door.

8. **New Business:**

Rocco Guarino

1. BOD voted to accept all of the 2023 Committee Chair People.
 1. Rita Fournier *made the motion to accept/ approve the listed Chair volunteers. Cindy Williams seconded the motion. Motion passed. 4-0.*
2. On Monday, Feb.20th, the Polk County Leak Detection Company will be checking our pool for leaks.
3. Golf Course Irrigation - Progress is being made. Currently awaiting parts.

4. Treatment Plant - The regular maintenance on the three ponds is proceeding and is nearly completed. The sand is removed and is being replaced. Residents may notice the heavy trucks required to make the sand deliveries.
5. New basketball hoop and balls. - A suggestion was made to the board to include a basketball hoop to our facilities. A moveable hoop and basketballs were purchased. The moveable hoop will be set up on the tennis courts.

9. Old Business Rocco Guarino

- a. Dyson Rd and Rt 17/92 intersection
No word or communication from the State officials.

10. Information: Rocco Guarino

- a. Legal updates -Law suit status.
 - Linda Uhl's case is being handled by the insurance company. It is moving forward.
 - There is a hearing regarding the HOA lawsuit on Friday, Feb. 24, 2023 at 9AM before The Honorable Michael P. McDaniel, Hearing Room 5D1, Fifth Floor, Red Elevator, Polk County Courthouse, 255 North Broadway, in Bartow. It will be open to the public.

11. Questions from the Floor

A. Al Croucher had concerns about the new basketball hoop near the tennis courts. He wondered about rules, noise levels, and if residents nearby should register their complaints with the compliance committee. Rocco Guarino replied that there are no official new rules about the basketball hoop, but the current rules about guests under the age of 16 must be accompanied by their host resident do exist. It is expected that the host residents will monitor the behavior and noise level of their guests. If there is a problem, a complaint may be registered.

B. Mindy Smith had concerns with the smell of eggs in her home's water and grayish brown water coming from the faucets. Rocco Guarino responded that Dan from Constant Flow is scheduled to be checking chlorine levels today. The grayish brown water is the result of lack of use of water in areas of the house, like guest bathrooms.

C. Bill Heffner asked Rocco Guarino to repeat the location of the HOA Court's ruling. Rocco said that all those residents needing the Court House address info to stop the office for a printout.

D. Carmen Wilde commented that this HOA Ruling is a very important meeting. She suggested that residents wanting to attend and to carpool should meet at the Club House at 7:45AM. This is a way we can show our support for our community.

E. Shirley Tilley, 541 Paradise Point commented on her experience as a new resident trying to volunteer. She feels that the current way of volunteering and not getting a timely response from the committee chairs make new residents feel unwelcomed.

- Nancy Hayward replied that she has just recently talked with Shirley, apologized & explained the reason for the delay. As a result, Shirley will be a sub on the Compliance Committee.
- Rocco Guarino apologized and explained that Committee Chairpersons have the task of assembling their committees and to respond to those wanting to volunteer.

12. Motion to Adjourn

Motion made by Rita Fournier to adjourn and seconded by Joe Tousignant. Motion passed 4-0. Motion passed at 9:27AM

Respectfully submitted,
Cindy Williams, Vice President

Nora Kay Francis, Assistant Secretary