

**SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
March Board of Directors Meeting Minutes
March 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** Carl Criger

President – Rocco Guarino **Present**
Treasurer – Rita Fournier **Present**
Director at Large – Joe Tousignant - **Present**

Vice Pres. – Cindy Williams **Present**
Secretary – Carl Criger **Present**

4. **Secretary’s Report** Carl Criger

- a. Approve posted Feb. 17th, 2023 BOD Meeting Minutes. These BOD Minutes were posted on the bulletin board in the Clubhouse hallway and posted on the craft room windows.

Rita Fournier made the motion to *accept the Feb. 17, 2023 LHE BOD Meeting as posted*. Joe Tousignant seconded the motion.
The motion passed 5-0.

5. **Treasurer’s Report** Rita Fournier

- a. Finance Report (**see the reports with Profit & Loss Budget vs. Actual / Checking account Balances through February 2023**)

Corporate	\$315,977.16
Debit Card	\$596.58
Emergency	\$50,687.20
Projects	\$4,404.56
Social	\$11,289.85
Pub	\$9,075.75
Total of All Accounts	\$392,031.10

- b. Insurance Report – Our liability insurance has been dropped and out of 13 companies requested to bid for new insurance. 10 companies declined to bid and the 2 companies that did bid came in at \$54,000. Our cost last year was about \$20,000 and lowest quote will be near \$40,000 (an estimated \$20,000 increase). Reasons for increase was due to annual rate increases and 2 claims made.

Joe Tousignant *made the motion to accept the February 2023- Treasurer’s Report*. Cindy Williams seconded the motion. Motion passed 5-0.

6. **Maintenance Report** Carl Criger

Monthly Maintenance report - Feb. & March Monthly Maintenance Report
Volunteers worked on various projects that included: drainage, sand for the treatment pond project, meter reading, and wood shop. The hours submitted:

\$10,700 (214 hours at \$50/hour rate)

\$ 8,250 (110 hours at \$ 75/hour rate for skid loader)

\$18,950 Savings to our community

Thank you to all the volunteers. Your time and efforts are much appreciated.

7. Committee reports

a. Social Club

Kris Bomgarden

- There is a need for future chairpersons for Pot Lucks. Talk to a member of the Social Committee if you are interested in chairing one of the Pot Lucks.
- March 19th – Spring Poker Run 2-4 PM
- March 25th - LHE 2023 Follies
- April 1st – Spring Fling Dinner & Show (March 25th deadline)
- April 9th – Easter Ham Dinner

b. Golf

Rocco Guarino

- Rita Fournier made a motion to accept: *Two trail fees for 2024*. Cindy Williams offered a second to the motion. The motion passed 5-0.

c. Compliance

Carl Criger

- Nancy Hayward's report submitted.
- Shirley Tilly has been added to the Compliance Committee.
- All previous complaints have been resolved, except one. It is in regards to the Owner's responsibility for their guests' behavior.
- Thank you to all the residents for attending to their property.

8. New Business:

a. New Cleaning Service

Joe Tousignant

The board hired a new cleaning lady for the clubhouse when the previous cleaning person decided to leave.

b. Tree Trimming

Rocco Guarino

It is that time of the year that the Board is looking for a company to provide palm tree trimming services for owners. Hopefully there will be a company selected and a signup sheet put up at the office.

9. Old Business:

a. Traffic survey for light at 17/92 & Dyson Rd.

Rocco Guarino

The State's official contacted Rocco and reported that the new Polk County Government Building is scheduled to open in May. The traffic will be monitored and a traffic light may be

installed there. The expectation is that the light will cause a pause in traffic so drivers using Dyson Rd may enter or exit Highway 17/ 92.

- b. Golf Course Irrigation The project is on hold while waiting for the right parts.
- c. Treatment Plant completed three pits (instead of two scheduled.) The decision to go ahead and do the third pit was to save money and finish the project instead of the cost of going in two phases. Thank You for all that helped in completing the project.
- d. Call for volunteers today. When the sod is delivered, we will need volunteers. Thank you to all the volunteers that can help.

10. Information:

Rocco Guarino

- a. Legal updates/ Law suit status Still waiting
 - The HOA Decision is waiting for the judge's decision.
 - Linda Uhl's case is being handled by the insurance company. It is moving forward.
- b. Snow Birds Reminder- The Hurricane Preparedness Committee is reminding that all outside objects need to be put in garages before you leave.

11. Questions from the Floor

Rocco Guarino

- A question sent to the Board that asked what happens to the expired landscaping flowers. Rocco replied that Juan will salvage and replant those that haven't expired. Most of the expired annuals are disposed.
- No questions from the floor

12. Motion to Adjourn

Motion made by Carl Criger to adjourn and seconded by Joe Tousignant. Motion passed 5-0.

Motion passed at 9:18 AM

Respectfully submitted,

Carl Criger , Secretary

Nora Kay Francis, Assistant Secretary