

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting Minutes
April 21, 2023 – 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** 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 March 17, 2023, BOD Meeting Minutes. These BOD Minutes were posted on the bulletin board in the Clubhouse hallway and posted on the craft room windows.
- b. Rita Fournier made the motion to *accept the March 17, 2023, LHE BOD Meeting as posted*. Joe Tousignant seconded the motion. The motion passed 5-0.

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

- a. Year End Finance Report – completed by LHE’s CPA. Note: Federal Tax refund of \$1,280.00. State Tax owed & paid \$692.00.
- b. **(See the report with budget/ Checking account Balances)**

Corporate	\$305,256.14
Debit Card	\$596.59
Emergency	\$50,687.63
Projects	\$19,404.60
Social	\$12,887.56
Pub	\$9,274.53
Total of All Accounts	\$398,107.05
- c. Finance Report Carl Criger made the motion to accept the Treasurer’s Report. Cindy Williams seconded the motion. Motion passed 5-0.

6. **Maintenance Report** Carl Criger

Monthly Maintenance report - March/April Monthly Maintenance Report

Volunteers worked on various projects. The hours submitted:

- 24 hours Meter Reading
- 60 hours Ground Maintenance
- 20 hours Wood Shop
- 20 hours Clubhouse

\$6,200 (124 hours at \$50/hour rate) Savings to our community

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

Rita Fournier made the motion to *accept the March/April 2023 Maintenance Report*. Joe Tousignant seconded the motion. The motion passed 5-0.

7. Committee reports

a. Social Club

Carmen Wilde (See attached report)

- Memorial Day meal and program – May 27th
- Summer Potluck with Polk Sheriff Dept. program - June 16th
- July 4th Potluck and program
- Reminder of tonight's Pub karaoke at 6PM.

b. Golf

Mindy Smith (See attached report)

- Finished successful Golf Season and banquet. Thanks to all who helped and participated.
- Plans for the next season are being formed. We will continue to need volunteers to set up teams for leagues. Watch for sign-up sheets in hallway. (Golf Clinic- Dec. 2nd, 2023/ Moffitt Golf Outing- Jan.27th, 2024, Tournament March 11-18th, 2024/ Banquet – March 23, 2024). Men and Women's tournament will be played on Tuesday and Thursday to avoid conflict with Friday Bowling League.
- Trail fees for the raffle. Cindy Williams made the motion to offer two trail fees for a raffle next season. Joe Tousignant seconded the motion. Motion passed 5-0.
- Notification – Golf Course closed for irrigation on Monday, Wednesday, & Thursday from 11:00 to 3:00 while the irrigation system is being worked on. Also, a reminder that only golf members are allowed on the course during the day.
- Be aware of wildlife (alligators) around the ponds.

c. Compliance

Nancy Hayward

- DOR 2.12 – Owners leaving town need to fill out the information form.
- DOR 2.6 – Maintaining weeding and vegetation growth through the summer months.
- DOR 2.7 – Lamp post lights need to be in working condition.
- Clarence Hoffman will be chairing the committee from the end of June through August. Shirley Tilley will assist. (Nancy will be an advisor during the summer months.)
- DOR 2.18 – Owners are permitted to have guests under the age of 55 for 30 days.
- Motor homes being charged or loaded/unloaded are to be parked temporarily in front of your home and not on the main road.
- Thank you to all the residents.

8. New Business:

Rocco Guarino

- a. Calendar and Room Scheduling Cindy Williams
Judy Bretveld has been taking care of the calendar for the ballroom and craft room for the past 15 years. She is giving it up and Denise Alhemovich has agreed to pick up these duties along with the newsletter calendar. Text or email her about dates.
- b. Office Hours – With Marianne’s health leave, the office hours will be 10 to 11 & 2 to 4 and maintained by the BOD and volunteers.
- c. Road Sealing. The 2nd phase will soon begin, and information will be sent out through Loretta’s News Briefs. Look for the map of the roads that will be affected. The cracks and sealing project should begin the first week of May.
- d. Shrubbery is suffering due to the continuing drought conditions. A fence will be installed behind the bushes by the 4th Tee Box.
- e. Drainage on Harbourview Drive - due to new concrete/ pavers in the area the run-off water flow is greater than the current drainage lines. There will be a larger line replacement done to help the water flow to drain.

9. Old Business:

Rocco Guarino

- a. Traffic survey for light at Dyson Rd and Rt 17/92 intersection. After speaking with the State Contact Official, nothing has been decided. A study of the situation and traffic pattern will continue.
- b. Golf Course Irrigation - We are still in a drought condition. This is taxing the community’s irrigation system that is now 30 years old. The repairs and/or replacement are to aging piping and valves. There have been three plumbing vendors in to look at it to no avail. Meanwhile, Juan Vasquez is our lone grounds worker and is trying his best to keep greens nice with the aging irrigation system. Golfers may be asked not to golf when the additional water/ irrigation repairs are being done. (The Board is disappointed to learn that some frustrated owners being disrespectful to Juan.)
- c. Tree Trimming- Many owners have signed up and the trimming is expected to begin the week of June 12th for three days.

10. Information:

Rocco Guarino

Legal updates - Law suit status. No new news at this time.

11. Questions from the Floor

- Shirley Tilley wondered if instead of a stop light at 17-92/Dyson, a no U Turn sign has been considered. Rocco said it had been considered. The State wants to wait until a traffic study has been completed and then a package will be presented.
- Joe Schaefer - Concerned that the increase of the monthly fees has not resulted in the upkeep of the community’s greenery. He feels the appearance is unacceptable and wishes that things should be cleaned up.
- Darrell Moody – Also concerned about the conditions the drought has had on the golf course, especially the Tee Boxes. He recognizes that Juan is doing his best but wonders why irrigation supplies (sprinkler heads) have not been given to him quicker. Also, he noted that some greens have been soaked for four hours.

Rocco said that they are working on this with Juan. It is a matter of time, meanwhile we are needing volunteers to help.

- Shirley Tilley noted that she met Juan and offered help with the flowers.
- Debbie Case spoke about her concern for the landscape/golf course appearance. She also recognizes that Juan is doing his best but wonders why we can't get additional help in here. An attractive golf course adds property value to homes.

Rocco replied that the board has advertised for help, but not getting golf course trained workers to apply at \$20/ hour. They will continue to try to attract additional golf course trained workers.

- Brenda Hosler made a statement to confirm that there is no new legal update. She was also concerned that the misinformation of her concerns for the community's BINGO games were not being run legally. She wanted the statements made on Face Book about her to be removed. She had a concern about the legality, brought it to a Board member, the Board went to their lawyer, and then made the decision to stop the BINGO.

Rocco stated that Brenda was 100% correct that the concern about the legality of the BINGO program was presented to the Board, then the Board did bring this situation to their lawyer for clarification and advice. There was an alternative to continue, however it was not taken up so after consideration the Board agreed to discontinue the BINGO program.

- Dee Albarado wanted to try to clarify a name confusion. There is now two Dee Albarados in our community. She (Denise) is also known as Dee.

12. Motion to Adjourn

Motion made by Joe Tousignant to adjourn and seconded by Rita Fournier. Motion passed 5-0.

Motion passed at 9:38 AM

Respectfully submitted,

Carl Criger, Secretary

Nora Kay Francis, Assistant Secretary