

**SWEETWATER EAST
INVESTMENT CO. dba
LAKE HENRY ESTATES
Monthly Board of Directors Meeting Minutes
October 20, 2023 – 9:00 AM also via Zoom & channel 732
Zoom meeting ID: 910 053
1494 Passcode: Eagle**

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| 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 – Cindy Williams
Treasurer – Rita Fournier	Secretary – Carl Criger (called in)
Director at Large – Joe Tousignant (called in)	

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| 4. | Secretary’s Report | Cindy Williams |
| | a. Approve September 22, 2023, BOD Meeting Minutes. These BOD Minutes were posted on the bulletin board in the Clubhouse hallway.
Rita Fournier made the motion to accept the September 22, 2023 LHE BOD Meeting minutes as posted. Joe Tousignant seconded the motion. The motion passed 5-0. | |

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| 5. | Treasurer’s Report | Rita Fournier |
| | a. Finance Report – Rita reviewed the Checking account balances as of September 30, 2023, The LHE Profit & Loss Budget vs Actual (January through September 2023) and the Long Term Projects as of October 16, 2023. Handouts on each were provided, delivered, and were sent to shareholders on News Briefs the day before the meeting. | |

b. Checking account balances as of September 30, 2023	
i. Corporate	\$ 298,884.01
ii. Debit Card	\$ 579.04
Emergency	\$ 32,075.07
	iv. Projects
	\$ 6,247.27
v. Social	\$
13,321.01	vi. Pub
\$ 11,121.92	
vii. Total of all Accounts	\$ 362,228.32

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| c. | Budget Committee Report | Linda Schultz |
| | Linda Schultz reported that she and Joyce Conrad reviewed the expenses and costs of the current year and expected expenses in 2024. With the prices of all goods and services going up for all of the residents for personal items, and the costs for goods and services to maintain the desirous and harmonious standard of living that we enjoy living here, we are recommending that the monthly maintenance fee go up to | |

\$300.00 per month in January 2024 and that the annual golf trail fees go up to \$200 per golfer.

- d. 2024 Proposed Budget Rita Fournier
Cindy Williams made the motion to accept the Treasurer's Report. Joe Tousignant seconded the motion. Motion passed 5-0.

6. Maintenance Report Cindy Williams

- a. Monthly Maintenance report Sept/October 2023
- b. Description \$50 rate per hour
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|--------------------|--|
| Meter readings | 28 hours |
| Ground maintenance | 200 hours |
| Wood Shop | 20 hours |
| Clubhouse | 20 hours |
| Total | 268 hours at \$50/hour is a saving of \$13,400 |

Thank you to all the volunteers. Your time and efforts are much appreciated!
Rita Fournier made the motion to accept the September Maintenance Report. Joe Tousignant seconded the motion. The motion passed 5-0.

7. Committee reports

a. Social Committee

Carmen Wilde

1. Veterans Day dinner and Program 11/11 at 5:30 pm. Catered by The Hotel in Davenport. Tim Peterson will put on a great show. Veterans are free. \$15 for others. See Beverly Brooks Gore for tickets prior to November 5th. Carmen Wilde is Chair.
2. Thanksgiving dinner buffet will be at 1 pm on 11/23. Social committee will provide the turkey & gravy. This will be a potluck so bring a dish to share and your table service. Colette Parker will chair.
3. Decorate the clubhouse will take place on Saturday, 11/25 at 9 a.m. Please come out and give us a hand. 13 Christmas trees to decorate plus all of the other decorating. Don & Rita Fournier are the chairs.
4. Once the trees in the lobby are decorated, the names and needs for our adopt a senior program will be put on the tree on the left. Please remember to sign the sheet when you take a tag and when you return the gift.
5. Teresa Guarino is the chair for the Salvation Army toy drive. She will be placing the box in the lobby the first of November. The cutoff date to gather toy collection is 12/3 this year.
6. If you have signed up for any trips through January 31st, payment is due now.
7. Hopefully there is something here to interest everyone!

b. Golf

Mindy Smith

1. Couples, Ladies and Men's leagues have started. We still need volunteers to set up the teams for the Couples, Ladies and Men's leagues. The signup sheets are on the bulletin board. Please pick a month and sign up.

2. Starting November 1st, the start time for personal and league golf is 9 a.m. The LHE BOD asks that you honor this start time as the maintenance staff need time in the morning to mow the greens and tees boxes.
3. The golf course will be exclusively used for golf between 8 a.m. and one hour before sunset daily. The golf course is reserved for the use by golf leagues on Monday mornings, Wednesday mornings, and Thursday mornings, as well as any scheduled golf events
4. Non-Golf Trail use: Walkers, joggers, golf cart cruisers and cyclists may use the golf course sidewalks from dawn until 8 a.m. and from one hour before sunset until dusk. The golf course fairways, greens and tee boxes are off limits to non-golfers at all times. The golf course is closed to all during the night time hours.
5. Pets are NOT allowed at any time.
6. Please use green and Tee etiquette to include using tees on all tee boxes. Please repair ball marks on all greens.
7. All golfers are to have their own set of golf clubs and their own golf bag.
8. Each golfer should have a Lake Henry Estates Golf Course Rules and Regulations Booklet. They can be obtained on the rack in the hallway near the office.
9. There are several fun things being planned for this golfing season. Have a fun filled golf season.

c. Pub

Rick Marston

1. New wine policy in place to save waste. Wine expires by the end of the year. We will order it to get through the year. Any leftover wine by April will be put up for sale. Our delivery charge by the wine dealer is \$25 to \$35. Which means we have to order more than our demand.
2. Mondays is "Munchie Monday" – Please bring food/munchies to share.
3. Tuesday is cards
4. Wednesday is games
5. Thursday is "Thirsty Thursday" – please bring snacks. You don't have to be a drinker. The second Thursday is a pizza party
6. Karaoke is once a month
7. We have an "honor system" in the pub with IOU slips and PAY BACK slips available.
8. We are looking for volunteer bartenders

d. Compliance Committee

Clarence Hoffman

Clarence reported that there were three complaints during the month with all being resolved. Clarence asked all returning residents to take care of their lawns, weeds, and other trimmings as soon as they can.

DOR 2.9 Decorative Fence

DOR 2.3 Front lawn needed grass

DOR 2.16 Weeds in front yard

e. Nomination Committee

Judy Koblentz

1. We have two board member openings in January 2024. The deadline to submit your resume is the last day of November, 2023. You will run for the board, not a

position on the board. The new board will vote on each position the week following the election of officers.

2. Please consider running for the board

f. Coffee Talk

Judy Koblentz

1. Coffee talk will start on Tuesday, November 7th at 9 a.m. and will be every first Tuesday of each month from November 7th through May 1st.
2. Bring your change for the fund raiser to fight cancer.
3. 50/50 funds the coffee, donuts, birthday and anniversary gifts.

g. Cook book club – meets once monthly to share recipes and food. Judy Koblentz

h. Community Garage Sale - this year will be held on February 9th for LHE residents and on February 10th for outside visitors. Pete Nelson will be looking for volunteers.

8. New business

Rocco Guarino

- a. New Office hours – the office is now open continuously from 10 to 3 pm Monday - Friday
- b. DOR change – Section 4.3 states that the Board of Directors, will from time to time implement increases in the monthly assessment in amounts sufficient to satisfy the normal operating expenses plus capital expenditures deemed necessary to maintain the community in a solvent (fiscally sound), safe and desirable condition, but not to exceed five percent (5%) at the time of any such increase. The new DOR change for Section 4.3 will change to “but not to exceed twenty percent (20%). This change to 20% is the only way to meet the \$300 increase per month maintenance fee needed to meet the Budget.
 - i. Rocco individually called on each of the five board members to vote on approving this DOR change to 4.3. The vote was unanimously approved (5-0).

9. Old business

Rocco Guarino

- a. Traffic survey for light at 17/92 & Dyson Road – we are now in line for a traffic light secondary to recent accidents that were sent to our contact. It is not known when the light will be installed.
- b. Golf Course Irrigation – Carl Criger and Don Fournier will replace the electronics on the irrigation system so it will automatically turn on as programmed during the night.
- c. Submerged land lease modification – paperwork is in Tampa with FDEP
- d. Pool and hot tub update –
 - i. Hot tub compressor and valve are scheduled to be fixed on Monday 10/23 between 1 and 3 pm
 - ii. Pool thermostats are set at 87 degrees and will remain at that temperature through the winter. The temperature in the pool may vary depending on the outside temperature. iii. Cindy Williams announced that she’s the Pool and Hot Tub BOD liaison. She has asked Clarence Hoffman and others from time to time about the pool/hot tub temperatures, or other things that might be needed, as Cindy does not use the pool. Cindy will communicate updates

regarding the pool and Hot Tub through Loretta Kramer's New Briefs and the LHE TV channel.

10. Information:

Rocco Guarino

- a. Legal updates – Hosler, Case, Diana have submitted a motion to have a rehearing. Will have to wait to see where it goes. LHE did not get any money back from winning the case. The way it was filed, they could recover costs if they won. We lost \$18,000 that we paid for our LHE Lawyer and 25% to 30% increases in our Casualty Liability Insurance
- b. Uhl – a motion was posted to settle. We have not heard anything to date.

11. Questions:

1. ML Cutler (561 Pinnacle Drive) 2 questions for the Board. 1. ML. questioned if we are repairing or replacing the dock. If not replacing the dock are we using volunteers or hiring professionals. Did we get estimates of \$50,000?

Answer from Rocco Guarino. We can replace or repair the dock. We are only estimating the cost of removing the pilings and repairing the dock. We do not yet have cost estimates to do the work.

Second question is about the Women's bathroom. What exactly will be done for \$20,000 and are they necessary to be done now?

Answer: Rocco and Cindy – as soon as any changes are done to the Ladies room it has to be done to meet the ADA regulations. We would need to lose a stall and toilet to make the handicapped stall large enough for a wheel chair to swing around in it. It would also be necessary to either put a sink in the stall or lower the sink counter top in the main rest room to meet ADA standards. We need to investigate if an ADA certified professional needs to be involved in the renovation before we can get quotes on how much the job will actually cost.

2. Kathleen Bergeron (528 Eastlake Drive) Kathleen said they were not happy with the status of the golf course when they arrived back at Lake Henry recently. The Tee boxes are in bad shape and there is no grass on them. With all of the rain that we got during the summer it shouldn't be in this shape. She said that grass seed could have been put down. She was told we didn't have a lot of rain this summer and plants and other things died. She said that one hole has sprinklers the size of her fist and buckets around them. She said they have never been to a golf course to see that. They are very disappointed in what they are getting for paying more

Answer: Rocco – said that there are still a lot of things to do and that we spent a lot of money this summer. We're still working on it. Rocco mentioned that the lack of rain this summer has negatively affected other golf courses as well. He said that golfers can play several times a week out in the community paying \$200 for the week, or play unlimited golf at LH for \$200 per year.

3. Carmen Wilde (682 Sweetwater Way East) – The new extra chairs in the back of the ballroom need to be cleared away from the current area so the caterer can use that area for an upcoming event. She is asking where they can be moved to and how soon.

Answer: Rocco told her that is a concern as the new chairs are larger than the old chairs. We need to have enough chairs for the Annual Meeting in January. We used to get 8

chairs around the tables with the old chairs. We can only get 6 chairs around the tables with the new chairs, and they are not as easy to stack and move as the old chairs were. Rocco said the Board will look into finding a space to move the new extra chairs to before the caterer comes.

4. Wendy McShea (428 Harbourview Drive) Wendy said she has been coming to LHE for the past 20 years to visit her Mother and Aunt who both lived here. Wendy said she and her husband have owned their LHE house for 2 years but are still employed so this is her first attendance at a Board meeting. She said being on the board is a hard job and that she appreciates all that the board has done. She said she came with a list of questions, and the board answered most of them. Her big question was about money. She said she's not happy about the increases but understands why and supports them. She said Lake Henry was always a pristine place to come to. Residents paid people to take care of their yards and place when they were away. Wendy said she loved seeing the front gate and fence and no weeds when she came to the entrance. She said she plans to volunteer when she retires and moves here. She said that Lake Henry has always run on "money and volunteers" and it still needs to run on "money and volunteers."

Motion to Adjourn

Motion made by Cindy Williams to adjourn and seconded by Rita Fournier. Motion passed 5-0. Motion passed at 9:45 AM

Respectfully submitted,
Cindy Williams, Vice President