

SWEETWATER EAST INVESTMENT CO.

dba LAKE HENRY ESTATES

Monthly Board of Directors Meeting Minutes

December 15, 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 Vice Present – Cindy Williams  
Treasurer – Rita Fournier Secretary- Carl Criger  
Director at Large – Joe Tousignant **All Present**
4. **Secretary’s Report** Carl Criger
  - a. Approve amended October 20, 2023, BOD Meeting Minutes.  
*Rita Fournier made the motion and Joe Tousignant seconded the motion. **The motion passed 5-0.***
  - b. Approve November 17, 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 November 17, 2023 LHE BOD Meeting minutes as posted. Joe Tousignant seconded the motion. **Motion passed 5-0.***
5. **Treasurer’s Report** Rita Fournier
  - a. Finance Report – Checking account balances as of November 30, 2023 (see handout)  
Rita reviewed the Checking account balances as of November 30, 2023, \$281,978.53. Next she reviewed the LHE Profit & Loss Budget vs Actual ( January through November 2023.)
  - b. Approve Finance Report  
*Cindy Williams made the motion to accept the Finance Report. Joe Tousignant seconded the motion. Motion passed 5-0.*  
  
Rocco Guarino - Approved Cindy Williams- Approved  
Rita Fournier - Approved Carl Criger -Approved  
Joe Tousignant – Approved  
**Motion passed (5-0).**

6. **Maintenance Report :** Carl Criger

Monthly Maintenance report Nov. /Dec. 2023 :

**Description** **\$50.00 Rate**

1. Meter Readings 0 hours
2. Ground Maintenance 240 hours
3. Wood Shop 20 hours
4. Clubhouse 20 hours

Total: 280 hours  
The 280 hours @ \$50 is \$14,000 savings. Thank you to all the volunteers.  
*Cindy Williams made the motion to accept the Finance Report. Joe Tousignant seconded the motion. **Motion passed 5-0.***

## 7. Committee reports :

- a. Social Committee Carmen Wilde
1. Christmas Buffett on Christmas Day 12/25/23 at 1PM. Sign up and bring a dish to share and your own tableware. Cut off is 12/21/23. Social Committee is providing the ham. Pat Dey is the chairperson.
  2. Christmas House Decorating Contest – There will be three winners, 1<sup>st</sup> - \$100, 2<sup>nd</sup> - \$50, and 3<sup>rd</sup> - \$25. Ballots should be returned to the Clubhouse by 12/20/23. Pat Dey is chairing the event. Winners announced at Christmas Buffett.
  3. Christmas Elves have boxes in the library for the in-community Christmas Card deliveries. Collection runs from 12/6<sup>th</sup> through 12/20<sup>th</sup>. Head Elf, Jeanne Whitt is chairing this event.
  4. Adopt A Senior Program – Gifts need to be returned by 12/16.
  5. New Year's Eve Dance - DJ Vinney will be entertain this year, 7:30PM -12:30 AM. Tickets are \$10. Diane Lareau is Chairing this event. Feel free to bring snacks to share.
  6. 4. Un-Decorate the Clubhouse will take place on Saturday, 1/6/24, at 9 a.m. Please come out and give us a hand.
  7. Annual Dinner Show - Our Annual Dinner Show is scheduled for Friday, Jan. 12<sup>th</sup>, 2024. A fine dinner is being planned and will be catered by Cam's and consists of Chicken Cordon Bleu, Baked Zita, Cheesy-Garlic Mashed Potatoes, Green Beans, Salad, Rolls and Chocolate Cake. Entertainment will be provided by Dave & Daphne. Ticket prices will be the same as last year, \$30.00/ person. Tickets are available until January 5<sup>th</sup>. Kris Baumgarden is chairing this event.
  8. January Potluck - The January Potluck will be held Jan.17<sup>th</sup>. Fried chicken is on the menu. Sign up in the hallway; bring your own tableware and a dish to share. Jeanne Whitt is the chairperson for this event.
- Annual Chili Cook-off- The competition will be held Sunday, Jan.28<sup>th</sup>. The Social Committee will furnish crackers, sour cream, cornbread, cheese, and other fixins'. Kris Bomgarden is the Chairperson for this event. Ticket price is \$10/person, unless you are donating a pot of chili, then you will have two free tickets and a chance to win a prize.

- b. Golf Mindy Smith

1. Events :
  - Golf Clinic was held Dec. 2<sup>nd</sup> with one attending,
  - Moffitt Charity Outing will be Jan, 27<sup>th</sup> at 9AM and entry fee is \$25,
  - March 11-18<sup>th</sup> LHE Golf Tournament , and Mar. 23<sup>rd</sup> is the Golf Banquet.
  - Saturday Mixer will may begin January, 6<sup>th</sup>, 2024 , at 10AM. Cost of \$.25 for Pizza Party at the end of the season in April. ( This is an opportunity for singles to play in a group.)

Rule Change: 1. Out of Bounds on #6 Hole- *If the ball goes out of bounds on the right, the second shot will be taken at the drop zone with a one stroke penalty.*

December is the 2024 Trail Fee collecting month. The \$200 fee is due by January 15, 2024.

The last day for points is February 28<sup>th</sup> for Women and Feb.29<sup>th</sup> for Men. Two weeks of points is needed to ply in the Tournament.

Our Golf Maintenance crew is working hard to bring the greens back into good condition after a very dry summer and a broken irrigation system. Please have a little patience and be kind.

Mindy Smith has announced that she will be resigning as Chairperson of the Golf Committee on January 1, 2024. She thanks the Golf Committee for all their help and work and wishes them the very best.

- c. Compliance Committee Clarence Hoffman  
Clarence reported that there were no official complaints made during the month. The two remaining issues (DOR 2.6, & DOR 2.4) were resolved and closed.

Reminder that Complaints must be in writing and using the form issued at the office.

- d. Election Committee Diane Lareau
- Ballots are being hand delivered or delivered by mail this week. Please follow directions.
  - **Put ballots in ballot envelope.**
  - **Put ballot envelope in the large LHE envelope and sign as indicated. If you do not sign it, it will not be counted.**
  - **Return the envelope with the ballot to the office between 10AM-3PM, Monday – Friday. Cut off is NOON on Monday, January 8, 2024.**
  - **Only shareholders can vote.**

**8. New Business:** Rocco Guarino

- a. Shareholder Meeting Rocco Guarino.  
Reminder that only the posted Shareholders on the Polk County list will be permitted admission to the January Shareholder Meeting.

- b. Pool Cleaning Cindy Williams  
As a reminder and asking for cooperation, we need to stay out of the pool area during the cleaning times. The contract we have with the pool cleaning service requires the pool and spa to be closed during regular cleaning maintenance three times a week. **The established closed times for cleaning is Monday, Wednesday, and Friday from NOON to 1PM.** The area needs to be vacated and the water stilled.

**9. Old Business :** Rocco Guarino

- a. Traffic survey for light at 17/92 & Dyson. No new information; the study continues.  
b. Golf Course Irrigation – work still going on the greens will be overseeded again. Some parts new timer... to get back in shape.  
c. Submerged land lease modification – the paperwork has been turned in. (4 homes involved permit modification).

10. **Information:** Rocco Guarino
- a. Railing replacement for Pub ramp. The volunteer crew is doing an excellent job.
  - b. Birthday & Anniversary card delivery. Several volunteers have stepped up, but we need a few more.
  - c. Legal updates – Hosler, Case, Diana have submitted a motion to have a rehearing. The lawyers have no news on the motion. There is no additional news on the Linda Uhl case which requests a 1-million-dollar settlement.

11. **Questions/ Comments:**

- Bill Hefner - Passed on information about our community's amenities and the value they add to our property values. It is established that the fees have gone up due to costs of materials and services. Whether residents use the golf course, pool, dock, courts, and the clubhouse themselves, it is important to keep them all in best possible condition for the good of the community.  
A copy of yesterday's newspaper the Ledger will be in the lobby. It features the public Winter Haven Willowbrook Golf Course and the expenses they are facing. It mirrors some of the same issues that we are facing. The big difference is their course is facing costs for 10 years without major maintenance of their course and ours has been 30 years.
- Rocco Guarino - Railings- It is planned that the replacement of the clubhouse railings will not stop with the pub area. Hopefully most will be replaced by the end of next year, as the volunteers' work will continue.
- Shirley Tilly - She is volunteering to help with painting railings. She also wanted to know the results from charity fund drives such as the Christmas Children's Auction , and the Moffitt Charity.
- Dit Unger - Comment that another difference with the Winter Haven Golf Course and us is they have money from Duke Energy for a right away, and we don't.
- Herb Cramer- In our Newsbrief, the results from the fund drives for our charities are posted.
- Nancy Hayworth- Commented that there was a recent newspaper article about HOA's being investigated in the State Senate. It is a warning that we do not want our community adopt a HOA.
- Rose Webb- Commented her appreciation for our community and said, " I thank you all, and I cherish it here."
- Rocco Guarino - In closing.....Wish all a Merry Christmas and Happy New Year!

12. *Carl Criger moved to adjourn and Joe Tousignant seconded the motion. Motion passed 5-0. Adjournment was at 9:37 AM.*

Respectfully submitted,  
Carl Criger, Secretary

*Secretary*

*Nora Kay Francis, Assistant*