

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting Minutes
February 16, 2024 – 9:00 AM also via Zoom & channel 732
Zoom meeting ID: 910 053 1494
Passcode: Eagle

1. Call to Order Cindy Williams
2. Pledge to the Flag – Moment of Silence Cindy Williams
3. Roll Call Bob Reuwer

President – Cindy Williams Present	Vice President – Carl Criger Not Present
Treasurer – Rita Fournier Present	Secretary – Bob Reuwer Present
Director at Large – Joe Tousignant Present	
4. Secretary’s Report Bob Reuwer
 - a. Approve January 19, 2024, BOD Meeting Minutes
*Rita Fournier made the motion to accept the January 19, 2024, LHE BOD Meeting minutes. Joe Tousignant seconded the motion. **Motion passed 4/0.***
 - b. Susan Reuwer as Assistant Secretary
*Motion to approve Susan Reuwer as Assistant Secretary. Cindy Williams made the motion to accept Susan Reuwer as Assistant Secretary. Rita Fournier seconded the motion. **Motion passed 4/0.***
5. Treasurer’s Report Rita Fournier
 - a. Finance Report – Checking account balance as of January 31, 2024, is \$433,559.76. (see handout) Many residents pay for whole year or 6 months at the time. Profit and Loss is for one month. For #4020 Golf income we have 106 signed up, budgeted for 120. For #6044 Liability insurance W/C is showing a credit of \$14.45. We billed our vendors and they have reimbursed. For #6700 Common Grounds, we spent \$146 for January. The budget is for the whole year. For# 6730 Golf Course Maintenance we spent \$859 in January. For #6910 Duke Energy paid on February 1st so that will be reflected in February. For #7400 Projects - We have spent approximately \$3000 on irrigation, and we paid the second half of the lift station. The lift station has been completed except for meter and fencing around lift station 1. Some railing work was done that is included in the total. *Motion to accept Finance Report was made by Robert Reuwer and seconded by Joe Tousignant. Motion passed 4/0.*
 - b. Denise Alhemovich as Assistant Treasurer
*Motion to approve Denise Alhemovich as Assistant Treasurer. Bob Reuwer made the motion to accept Denise Alhemovich as Assistant Treasurer. Joe Tousignant seconded the motion. **Motion passed 4/0.***
6. Maintenance Report Robert Reuwer
 - a. Monthly Maintenance report Jan/Feb

<u>Description</u>	<u>\$50.00 Rate</u>
1. Meter Readings	30 hours
2. Ground Maintenance	166 hours

3, Wood Shop	4 hours
4. Club House	<u>30 hours</u>
Total	230 hours

The 230 hours at \$50 is \$11,500 savings by members of our community.

*Motion to approve Maintenance Report. Rita Fournier made the motion to accept Report. Joe Tousignant seconded the motion. **Motion passed 4/0.***

7. Committee reports

a. Social Committee

Carmen Wilde

1. Valentine's Dance – The Valentine's Dance is tomorrow night February 17th and tickets are available. The Dukes will provide the music. Pat Dey will chair this event. Snacks for your own table.
2. St. Patrick's Day Dance – Saturday March 9th. Entertainment is provided by our own Jim and Mandy. Joan Grover will chair this event. Ticket prices are \$10.00 and will begin at 7:00 pm. Snacks at your own table.
3. Spring Poker Run is Sunday, March 24th at 3:30. Joann Hoffman will chair this event. A lunch will follow the event in the Pub at 5:30. Patty Shaffer and Kris Bomgarden will host the lunch. Cost is \$10.00 for the lunch and cut off for tickets is March 20th.
4. Easter Dinner Buffet – The Social Committee is providing the Ham for the Easter Buffet on Sunday, March 31st at 1 pm. Regina Mitchell will chair the event. Cut off is March 22nd so we have time to order the ham. Bring your own table service and a dish to share.

b. Golf

Kris Bomgarden

1. We had a very successful Moffitt Cancer Center Charity Event on January 27th. 44 Golfer registration fees and other generous residents donated a total of \$1,825.00 to the Moffitt Center. We received the following note:
Thank you so much for your generous gift of support for our mission. Your contribution to Moffitt Cancer Center is making a huge difference in the lives of our patients and their families. Donations like this help accelerate pioneering advances in cancer research and innovative treatment options that our patients need today. Thanks to you, Moffitt can continue to create new paradigms in the fight against cancer and we can strengthen our commitment to the prevention and cure of cancer. We are grateful for your lasting belief in Moffitt. We had a great time supporting this worthy cause. Thank you to all who participated!
2. Our annual Golf Tournament is fast approaching. The tournament will be held beginning March 11th. The golf course will be closed to non-participants from 8 to 5 pm on the following dates because groups go out both in the morning and afternoon. Monday March 11 is for Couples. Wednesday, March 13th and Thursday, March 14th for men and women. Monday, March 18th for the second round of the couples' competition. Saturday, March 16th, Sunday March 17th and Tuesday March 19th will be rain dates if needed.
3. Tickets for the Golf Banquet are open to all residents. Tournament awards and trophies are given at the banquet. Tickets are \$20 for those not participating in the tournament and tickets will be available until March 16th. The menu will be posted on the Golf Activities board in the hallway in the next few days. The tickets can be bought during league days, Monday, Wednesday, and Thursday from 8 am to 9 am, or contact Kris Bomgarden for tickets.
4. Kris reminded golfers who are not playing in the leagues that the golf course is closed to other golfers until league play is finished on Mondays, Wednesdays, and

Thursdays. Play is usually finished by 12:30. This goes for any special event such as Moffitt or any other event that has been Board approved.

- c. Compliance Committee Clarence Hoffman
1. Compliance has been light. DOR 2.16 a dog that was over 20 pounds. It was resolved and closed 1/18/24.
 2. DOR 2.18 Child more than 30 days is resolved and will be closed on 3/4/24.

8. New business Cindy Williams

- Committee Chairs as listed in handout.
- *Motion to approve Committee Chair list. Rita Fournier made the motion to accept Report. Bob Reuwer seconded the motion. **Motion passed 4/0.***
- The Term is for one year. Committee Chairs please stop by the office to fill out additional forms and you will be provided with a list of all your volunteers.
- Announcement regarding new state-of-the-art exercise equipment for our exercise room. We are all very grateful for the donation.
- Both of our Maintenance employees, Juan and his daughter have submitted their resignation today, Friday, February 16th. We will be looking at the next steps going forward.

9. Old business Cindy Williams

- Cindy Williams - Traffic survey for light at 17/92 & Dyson Road - no update.
- Bob Reuwer - Golf Course Irrigation issue. We had a timer go out in the main station and it was resolved by the Electrician this past week. We had a check valve that goes into the main irrigation system that needs a little help to plug up the leaks. These are baby step approaches for an antiquated system. Bob has been calling around looking for parts which have proven to be a daunting task.
- Cindy Williams - Submerged land lease modifications. Still in Tampa and still in process.
- Joe Tousignant - Spectrum Contract - Our contract comes to an end in October. A committee has been formed to investigate the new contract proposed and any other company or options we might have. There have been three meetings so far. We are going to have some in-person contact with some of these companies so we can ask questions and come up with the best solution for the community. Second note, in the March newsletter we have a survey which asks you to rate your cable and internet experience with Spectrum with ratings from 1 to 5. You can comment and make suggestions as well. If you would take the survey and return it to the clubhouse, we will take that information and give it due consideration. We are early in the process, but hopefully we will have more information in the coming months.

10. Information: Cindy Williams

- a. Legal updates
- The Hosler, Case, Diana rehearing has been denied by the Judge.
- The Uhl case has some developments, but we don't have additional information from the Attorney at this time.

11. Questions:

Shirley Tilley, 541 Paradise Point. Expressed deep appreciation and so thankful for the new handrails around the clubhouse. She felt enough credit can't be given for all the effort. The clubhouse has a facelift due to these volunteers and it is very appreciated.

Motion to Adjourn

- *Motion to adjourn. Rita Fournier made the motion. Joe Tousignant seconded the motion. **Motion passed 4/0.***