

Lake Harney Estates Homeowners Association
Minutes from October 11, 2017 Annual Meeting
Geneva Community Center, 161 First St, Geneva, FL 32732

The Lake Harney Estates Homeowners Association Annual Meeting was called to order at 7:38 PM. Meeting notices were posted in the signs at the entrances to the community. A quorum was established. The following Board members were present: John Egger (President), Mary Franco (Director), Karen Nottingham (Director) and Scott Jumper (Director).

Mike Bono, Johanna Canter, Mickey Bono, Jennifer Saylor & Kirsten Miller represented Bono & Associates, Inc.

President's report:

- John Egger presented the review of 2017 and goals for 2018.
- 2017 Projects: Formalize, clean-up & standardize documents and collection for consistency throughout the community. Continue to stabilize roadways and create a schedule for maintenance. Create a Neighborhood Watch. Bono & Associates was hired to assist in the collection of assessments & bring homeowner balances up to date. Cleanup from Irma is still happening. Culvert failures have occurred. In contact with commissioners to determine any county responsibility for drainage in LHE or if there's assistance they can offer. Approximately \$10,000-\$13,000 was incurred to get back to pre-hurricane status.
- 2018 Goals: Continue the momentum with collections and scheduled maintenance. Identify plans for culverts, shoulder mowing, ditches and road base.

Neighborhood Watch:

- Will Stone presented an overview of stats for the Lake Harney/Geneva area. See something, say something. Prevention/deterring a crime is better than creating reports. Significant increase in unlocked vehicles/property stolen. Social media helps SCSO connect with the community. Nextdoor.com is unique to your area.

Treasurer's report:

- Mike reviewed the current financials. The Board will review the proposed 2018 budget and discuss it at the next Board meeting. Assessments can be paid at no charge: at any BB&T location, via autopay, via billpay or a check mailed to Bono & Associates. All documents, news, minutes and budget can be found on the community website, lhehoa.com.

Nominations/Candidate Information:

- 7 candidates were presented for election. Each (with the exception of Cindy) spoke about their interest in serving on the Board. Nominees: John Egger, Mary Franco, Scott Jumper, Adam Hirst, Cindy Krakosky, Emmy Rogonjic and Mike Herrin. Lisa motioned to close nominations, Jack Klodzinski seconded. Motion was carried unanimously. Jim Bowlin motioned to accept the 7 candidates as presented, David Swart seconded. Motion was carried unanimously.

Open Forum:

- E. Osceola exclusion from HOA, residence is on a paved road. (Cox)
- Are there legal documents excluding Guy Ln & Bee Ct.?
- Did the county begin digging ditches to Lake Harney and not complete them? Drainage issues created on properties...
- Sturdier road base needs to be put on roads to prevent washout.
- Beer can collection at the end of W. Settlers Loop. TV at south end of Winona. Mattress...Cleanup?
- Tree damage from the hurricane needs cut up and removed.
- Internet services available to LHE. AT&T is not an option. Mike Bono to reach out to Spectrum.

Mike motioned to adjourn the annual meeting, Lisa seconded. Motion was carried unanimously. Meeting adjourned at 8:53 pm.