

Lake Harney Estates Homeowners Association
Minutes from November 8, 2017 Board of Directors Meeting
Geneva Community Center, 161 First St, Geneva, FL 32732

The Lake Harney Estates Homeowners Association Board of Directors Meeting was called to order at 7:30 PM. Meeting notices were posted at the entrance signs to the community. A quorum was established. The Board members present were: John Egger (via speaker phone), Mary Franco, Adam Hirst, Mike Herrin and Emmy Rogonjic. Cindy Krakosky and Scott Jumper were absent.

Mike Bono, Johanna Canter and Jennifer Saylor represented Bono & Associates, Inc.

Annual meeting minutes and Board meeting minutes from 10-11-17 were reviewed. A motion was made to accept as written from Adam Hirst, second by Mary Franco. Motion carried unanimously.

Treasurer's Report:

- Board reviewed the October 2017 financials. Mike Bono highlighted the current reserve account is underfunded and a transfer from the operating account will bring the balance back to \$10,000. In previous years, the Board has voted to maintain a minimum of \$10,000 in Reserves. Mike Bono highlighted that since Bono & Associates has been hired, \$13,982 has been collected since September 1st. Adam Hirst made a motion to accept the treasurer's report as presented, second by Mary Franco, motion carried unanimously.
- While reviewing the 2017 expenses and budget projection for 2018, John Egger discussed the next project for tilling Winona & Settlers Loop. A bid of \$4,920 for 4.1 miles of tilling from Coniglio has been presented. Scott Jumper to follow up with Priest for their bid on the same project. John Egger made a motion to authorize up to \$5,000 to start the tilling of Winona & Settlers Loop. Second from Mike Herrin, motion carried unanimously. All phone lines are to be marked prior to tilling.

Ongoing Projects:

- Road tilling
- Culverts
- Roadways & ditches

New Business:

- Several homeowners have contacted Bono & Associates requesting compound interest corrections, payment plans or have prior Board communication to support changes in their ledger as compared to what is reflected in Bono & Associates' system. Mary Franco made a motion to wipe balances of \$30 or less. Second by Adam Hirst, motion carried unanimously. The Board reviewed each packet individually. The requested ledgers will be corrected regarding compound interest and reissued. Mary Franco made a motion to approve an interest free, 12-month payment plan for homeowners that have requested assistance. If a payment is delinquent during that period, all interest will be reapplied. Homeowners that request a payment plan greater than 12-months will be brought to the Board for review. Second by Adam Hirst, motion carried unanimously. Going forward, all delinquent accounts will be billed properly at 12% per annum. No late fee. Any account with contracts or emails from prior Board members will be honored, some with minor corrections. Johanna to contact Chris Keegan regarding Collections process and costs related to Answers/Summons. Jennifer Saylor will be in contact with Cindy Krakosky if summons is sent to Bono & Associates.

- Proposed 2018 Budget review. No increase in 2018 assessments. The 2017 deposit to Reserves will not take place. The proposed 2018 Reserve allocation will begin January 2018, divided equally across twelve months. Adam Hirst made a motion to accept the budget as presented, second by Mary Franco, motion carried unanimously.
- 2018 assessments will be due February 1st. Delinquent March 3rd. Statements will be mailed in December to all homeowners (including Bee Lane and Guy Ct).
- Adam Hirst made a motion to provide copies of the agenda & draft meeting minutes for homeowners at each of the Board meetings. Second by Emmy Rogonjic, motion carried unanimously.
- Johanna Canter shared details from Spectrum. Requires HOA access agreement. Bulk agreement between Spectrum and HOA. HOA enters into contract with Spectrum to recoup costs of installation. HOA then increases assessments to cover the cost. Individuals can add additional services. \$80,000 for one mile of cable, no equipment...

Adam Hirst motioned to adjourn the Board meeting, second by Mary Franco, motion carried unanimously. Meeting adjourned at 10:00 pm.

Next Board Meeting is December 13, 2017 at 7:30 pm at the Geneva Community Center.