

Lake Harney Estates Homeowners Association
Minutes from December 13, 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 7:32 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), Adam Hirst, Emmy Rogonjic, Cindy Krakosky & Scott Jumper. Mike Herrin and Mary Franco were absent.

Mike Bono & Johanna Canter represented Bono & Associates, Inc.

Board meeting minutes from 11-8-17 were reviewed. A motion was made to accept as written from Adam Hirst, second by Scott Jumper. Motion carried unanimously.

President's Report: John's topics are also agenda items and will be discussed as they appear.

Treasurer's Report:

- Board reviewed the November 2017 financials. Scott Jumper made a motion to accept the treasurer's report as presented, second by Cindy Krakosky; motion carried unanimously.

Ongoing Projects:

- Road tilling
- Culverts
- Roadways & ditches

Old Business:

- Spectrum; will revisit after the governing documents have been reviewed/amended with an attorney. Will send mailing to gather interest.
- Insurance update; current policy has outdated information regarding the number of homeowners within the Association. Johanna to follow-up with carrier to clarify the policy coverages.
- Stop sign installation; Two Eggs Maintenance installed the Winona/Brigham stop sign with street names and cleaned up the trash at the end of each Settlers Loop. They also removed the TV from Winona Drive.
- Estimates for road work; Coniglio estimate has been submitted, Johanna to contact Priest for quote as well. Current scope is 4.1 miles of Settlers Loop and Winona Drive. Tentative timeline is to mark utility lines in January and mow in February. Weather permitting, tilling can begin after the mowing.
- Attorney Update; Don Nguyen presented at the Board Seminar Certification and could represent LHE HOA regarding litigation and documents review. Johanna to contact Don in order to initiate the review of the current governing documents.

New Business:

- Board Certification Seminar: John, Scott, Cindy, Adam & Mary attended. Emmy signed the Board Certification document, still need one for Mike Herrin.
- Fee waiver requests: LHE245 requested a fee waiver. LHE096 was present, addressed the Board regarding issues with culvert and ditch maintenance and requested a fee waiver. Scott Jumper made a motion to waive the fees should payment be received within 30 days. Second by Cindy Krakosky, motion carried unanimously.

- January meeting date will be the time to decide pursuing delinquent accounts. Interest has not been charged during the transition.
- Meeting date frequency: Will remain monthly, however Bono contract doesn't include attendance at twelve meetings. Instead Johanna will call in for some of the meetings in order to record the minutes.
- 2018 Assessments: Statements were mailed to all owners, including Bee Lane, Guy Court and E. Osceola. Mike Showers was present to discuss the voluntary membership of Bee Lane as they have maintained their own road up until this point. They are not interested in being a part of the HOA, nor pay assessments to the HOA.
- Entrance upgrade: Emmy would like to see more curb appeal at the entrances to the community; E & W Settlers Loop and Winona Drive. Potential for split rail fencing at either side. Mike Bono suggested Henry Davidson to evaluate the areas. Will need to be mowed first and trees/brush cut back. Mike Bono suggested Ron's Tree Service.
- Community yard sale: Board established April 21st as the date. Bono will have corrugated signs printed to advertise. Will also be added to the website calendar.
- Lake Harney Estates Facebook page: Needs updating. Adam and Kathy agreed to update the site and post regularly. Recurring meeting dates will be added to the website calendar.
- Recliner needs to be picked up at Lake Harney and Winona. Johanna to contact Two Eggs for removal/disposal.
- Culvert washout: across Winona, south of Settlers. \$2800, Todd to replace it as he knows the location. Scott to schedule. Motion by Scott Jumper, second by Adam Hirst; four in favor, one abstention, motion carried.

Adam Hirst motioned to adjourn the Board meeting, second by Emmy Rogonjic; motion carried unanimously. Meeting adjourned at 9:40 pm.

Next Board Meeting is January 10, 2018 at 7:30 pm at the Geneva Community Center.