

Lake Harney Estates Homeowners Association
Minutes from January 10, 2018 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 7:39 PM by Adam. Meeting notices were posted at the entrance signs to the community. A quorum was established. The Board members present were: John Egger, Adam Hirst, Emmy Rogonjic, Cindy Krakosky, Scott Jumper & Mike Herrin. Mary Franco was absent.

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

Board meeting minutes from 12-13-17 were reviewed. A motion was made to accept as written from Scott, second by John, motion carried unanimously.

President's Report: Revisit Spectrum service in the community. Identify bulk contract or individual, if available. Facebook page for the residents has been revitalized, meeting information has been posted.

Treasurer's Report:

- Board reviewed the December 2017 financials. Adam requested another report that shows the progress of payments from homeowners. The owner activity report will be in the next Board packet.

Ongoing Projects:

- *Road tilling, Culverts, Roadways & Ditches*

Old Business:

- Insurance update: current policy has outdated information regarding the number of homeowners within the Association. Will need to provide correct number of members to insurance carrier. Johanna emailed carrier to request one section of the liability policy that covers common areas to be removed. Mid-policy may not be able to make the change, but will investigate.
- Estimates for road work: Coniglio & Priest submitted quotes for tilling 4.1 miles of Settlers Loop and Winona Drive. Pursue mowing of all shoulders with Coniglio. Scott to contact them. Coniglio to contact utilities to mark the shoulder of Settlers Loop and Winona prior to tilling. Request Coniglio to till both sides where possible. Motion by Adam, second by Scott, motion carried unanimously.
- Entrance upgrade: Johanna to have vendor contact Scott to meet at one of the entrances to the community to determine if split rail fencing at the entrances is possible. (Potential vendors: Henry Davidson or Albritton Fencing)
- Culvert washout: Culvert across Winona, south of Settlers Loop will be replaced by Todd Priest within the next week.
- Winona property: Scott met with the homeowner of the Winona parcel to review the removal of a culvert and dirt. At the December meeting the Board approved a fee waiver request for this homeowner. If the agreement made at the December meeting is not met within the 30-day timeline from 12-13-17, the fee waiver request will become void.
- Attorney Update: Don Nguyen presented at the Board Seminar Certification and could represent LHE HOA regarding litigation or collections. Johanna provided the governing documents to Don for review. Before signing engagement letter with DHN Attorneys, the Board would like to hear from him regarding the documents.

New Business:

- Accounts to the attorney: Postpone sending additional property owners to Keegan until Board determines if DHN Attorneys will be their attorney going forward.
- CPA: Engagement letter from Joseph R. Michalak, LLC to audit financials. Motion by Scott to use their services, second by Emmy, motion carried unanimously.

Open Forum:

- Homeowners present from Osceola Rd to discuss their membership in the association.

Motion to adjourn the Board meeting by Adam, second by John, motion carried unanimously. Meeting adjourned at 8:45 pm.

Next Board Meeting is February 14, 2018 at 7:30 pm at the Geneva Community Center.

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