

Lake Harney Estates Association
Minutes from November 10, 2018 Board of Directors Meeting
Geneva Community Center, 161 First St, Geneva, FL 32732

Quorum: A quorum of the Board of Directors was established; the meeting was held as noticed. The Lake Harney Estates Association Board of Directors meeting was called to order at 7:30 PM by Scott. Meeting notices were posted at the entrance signs to the community. The Board members present were: John Egger, Adam Hirst, Scott Jumper, Emmy Rogonjic, Cindy Krakosky and Daniel Rios. Johanna Canter represented Bono & Associates, Inc. Scott began the evening with a prayer.

Previous Annual and Board meeting minutes were reviewed. A motion was made to accept the Annual notes from Scott; second by Emmy; motion carried unanimously. A motion was made to accept the Board notes from Adam; second by Cindy; motion carried unanimously.

Treasurer's Report:

- Board reviewed the October 2018 financials. A motion was made to accept the financials from Scott; second by Danny; motion carried unanimously.

Ongoing Projects:

- *Road tilling, Culverts, Roadways & Ditches*

Old Business:

- Insurance update: Insurance policy was renewed for the same number of owners as last year's policy. Current policy has outdated information regarding the number of homeowners within the Association.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. Johanna to submit new number of members.
- Spectrum Update: Bulk HOA contract, no cost for installation, however it would be a cost of \$40 per home, based on 250 homes. Bulk agreement for 5 years. Includes TV Select Video (2 digital receivers and high speed internet 100x10 Mbps including one modem with wireless service) John to contact Monica to clarify what happens if less than 250 homes are included.
- Roads: Grading was done today. Delaney needs attention. Scott to contact Priest to mow all of the ditches now.

New Business:

- Bono & Associates Collection policy: Reminder letters are updated to exclude information regarding Intent to Lien. After properties are sent reminder letters, the next step would be Intent to Lien or sending properties to the attorney. Any properties over \$1000 will not be sent reminder letters, any properties that are vacant land (ex 0-4) will not be sent any reminder letters, regardless of balance due. Until Declaration has been amended, we should not pursue Intent to Liens. Johanna to email Don at DHN Attorneys, does the 2/3 vote required to amend only include the members of the amended Declaration? Does delinquency affect the number required for the 2/3 vote? Awaiting response.
- Of 187 properties, 71 are delinquent.
- New stickers are being created to update the meeting frequency for the sign.
- Seminole County sent letter noting a 25 mph sign is missing near Lake Harney Rd and Winona intersection. Johanna to get sign replaced and installed.

- Citizens bank account is inactive. A signer on the account needs to sign the notice or make a transaction on the account. Scott to stop by a local branch and determine who the signers are. Motion by Scott to move \$50 out Operating to Citizen's Reserve account to keep it active; second by Adam; motion carried unanimously.
- Roads near 805 Settlers Loop are a mess. Need attention.
- CPA agreement signed, same amount as last year: \$850 with Joe Michalak.

Motion to adjourn the Board meeting by Scott; second by John; motion carried unanimously. Meeting adjourned at 8:43 pm.

**Next Board Meeting is December 12, 2018 at 7:30 pm at the Geneva Community Center.
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