

Lake Harney Estates Homeowners Association  
Minutes from March 14, 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 7:35 PM by Adam. Meeting notices were posted at the entrance signs to the community. A quorum was established. The Board members present were: Adam Hirst, Emmy Rogonjic, Cindy Krakosky, Scott Jumper, Mike Herrin & Mary Franco. John Egger was absent.

Johanna Canter represented Bono & Associates, Inc.

Board meeting minutes from 1-10-18 were reviewed. A motion was made to accept as written from Scott; second by Mike; motion carried unanimously.

**Treasurer's Report:**

- Board reviewed the February 2018 financials.

**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- Insurance update: current policy has outdated information regarding the number of homeowners within the Association.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. Potentially amending Bylaws will determine the number of members of the Association.
- Road work: Dirt has been added to Settlers Loop and W. Garon Cove. Mowing was done, but with the rain it may have to be done again before the tilling can be done. Coniglio to contact utilities to mark the shoulder of Settlers Loop and Winona prior to tilling. Requested Coniglio to till both sides where possible.
- Entrance upgrade: Scott contacted Henry Davidson to meet at one of the entrances to the community to determine if split rail fencing at the entrances would be an option. Given the status of the Association regarding the cost to amend Bylaws, this project is postponed.
- Culvert washout: Culvert across Winona, south of Settlers Loop was replaced by Todd & Sons.

**New Business:**

- Attorney Conference Call/Cease and Desist: Don Nguyen advised during a conference call to amend the Bylaws as they are outdated. Homeowners on Bee Lane, Guy Court and E. Osceola want to be excluded. Johanna to contact Seminole County for requirements to do that and to contact Don to get an approximate cost to amend the governing documents. Going forward assessments and interest will not be pursued for these three streets. Motion by Scott; second by Adam, motion carried 5-1. Mary Franco was against.
- Accounts to the attorney: Johanna to contact Chris Keegan to see how many additional properties he would like to take on. Start with high balance accounts.
- LHE096: Packet provided from property owner with pictures and a description of what he feels happened to his property. Adam took the packet to review and prepare a letter for response. HOA believes LHE096 culvert/dirt was not stolen by the HOA. An old rusty one was removed from that area several years ago as it collapsed and prevented the flow of water from other properties. There

was a large washout of the roads because of Irma, Todd pulled the dirt back out of the ditches and back onto the roadway. Property owner does not live on the lot and hasn't visited the areas in several years.

- Yard Sale: April 21<sup>st</sup>. Signs were provided to Board to place at the end of the streets to advertise. Johanna to mail postcards to the members of LHE advising the yard sale date so they can prepare.

Motion to adjourn the Board meeting by Scott; second by Cindy; motion carried unanimously. Meeting adjourned at 8:56 pm.

**Next Board Meeting is April 11, 2018 at 7:30 pm at the Geneva Community Center.**

**LHEHOA.COM**