

Lake Harney Estates Association
Minutes from June 13, 2018 Board of Directors Meeting
Geneva Community Center, 161 First St, Geneva, FL 32732

The Lake Harney Estates Association Board of Directors meeting was called to order at 8:00 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, Mike Herrin, Cindy Krakosky and Mary Franco (phone).

Johanna Canter represented Bono & Associates, Inc.

Board meeting minutes from 5-9-18 were reviewed. A motion was made to accept from Adam; second by Mike/Mary; motion carried 3/1 abstention from Cindy.

Treasurer's Report:

- Board reviewed the May 2018 financials. Johanna to get detailed descriptions for the categories that appear on the balance sheet and share with the Board.

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- Insurance update: current policy has outdated information regarding the number of homeowners within the Association.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. Johanna to submit new number of members to see how insurance is impacted for August renewal.
- Spectrum: Tabled
- Road work: With the recent heavy rain, most of the work done to improve Winona & Settlers Loop has washed away. Johanna to contact Scott for update on the road maintenance.
- Stafford Trail gate: gate, chain & lock have been installed. Combination lock code provided to Spalding. He still owes his portion of the gate cost. Sign to be posted for FPL to get access. Scott mowed the ditches and the grass on the road.
- Asphalt proposal: Asphalt Solutions bid for 5 aprons was \$12,523.50. Johanna to get additional bids.
- Tree trimming proposal: Verbal estimate from Ron's Quality Tree Service was \$5,500-\$6,000. Coniglio to provide estimate as well. Mary to provide Johanna with other vendors to get bids from.
- Letters to Bee Lane, Guy Ct, and E. Osceola properties: Johanna mailed letter to these homeowners that excludes them from the collections of assessments from the HOA at this time. One homeowner on Maxwell Ct, who accesses his property via Bee Lane wants the exclusion letter as well (LHE149 & LHE150). Decision tabled until next meeting.
- Attorney Update: Keegan and DHN fee schedules provided to Board. Motion by Cindy to discontinue services with Chris Keegan and hire DHN Attorneys. Second by Adam; motion carried unanimously.

New Business:

- Collections: Per the collection policy, the next step is to send certified letters for past due assessments. Decision tabled-Johanna to discuss fees with Accounting and report to the Board at the next meeting.

- LHE153 & LHE162: Lots are adjacent, owner combined them as one parcel with the property appraiser, but they are still two separate HOA lots. Seeking assessments to be billed as one lot. Johanna to contact DHN for clarity, then report back to the Board.
- Maxwell Court maintenance: Only one owner on Maxwell Court that is accessed via Settlers Loop. Board agreed that Maxwell Court and Devany Court should be maintained at least once per year. Johanna to contact Maxwell Court owner to advise her of the maintenance.
- Fee waiver requests: LHE090 waiver approved. Motion by Mary; second by Cindy; motion carried unanimously. LHE035 waiver approved. Motion by Cindy; second by Mary; motion carried unanimously.

Motion to adjourn the Board meeting by Cindy; second by Adam; motion carried unanimously. Meeting adjourned at 9:25 pm.

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

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