

Lake Harney Estates Association
Minutes from July 11, 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 8:12 PM by John. Meeting notices were posted at the entrance signs to the community. A quorum was established. The Board members present were: John Egger, Mike Herrin, Emmy Rogonjic, and Scott Jumper.

Johanna Canter represented Bono & Associates, Inc.

Board meeting minutes from 6-13-18 were reviewed. A motion was made to accept from Scott; second by Mike; motion carried unanimously.

Treasurer's Report:

- Board reviewed the June 2018 financials. Motion by Scott to accept as presented, second by Emmy, motion carried unanimously.

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- Insurance update: current policy has outdated information regarding the number of homeowners within the Association.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: Settlers Loop is done. Utility marking on Winona still needs to be done. Then tilling can begin. There are loads of dirt/shell waiting to spread. Discussed material options, it can't be too hard because the material needs to be soft enough to be graded.
- 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 estimate was \$1600; but may not be the same scope of work. All Phase Tree Services met with Scott and came in at \$4200. Scott to speak with Tony to see what areas were included with his bid.
- Collections: Per the collection policy, the next step is to send certified letters for past due assessments. \$35 certified letter fee is paid up front by HOA. Johanna to contact DHN for direction.
- LHE 153 & 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. Will review the property appraiser's website before August meeting to see if both lot number appear on the parcel.
- One homeowner on Maxwell Ct, who accesses his property via Bee Lane wants the exclusion letter as well (LHE149 & LHE150). Motion by Scott, second by Emmy, motion carried unanimously to exclude these lots from assessments at this time.
- Attorney Update: Received packet from LHE258 that they are not part of the association. Entire packet shared with the Board. Johanna has sent it to DHN for review. The owner of LHE258 also owns 2 other lots in LHE, all three have balances due to the Association in excess of \$3,000 each.

- **New Business:**
- Bono sign at Stafford gate: Per Scott, not necessary. He's already taken care of it.
- Private Road sign at each of the entrances needs updating. PO box needs to be removed and the correct address added. Scott to get the letter size to Johanna.
- Ditch maintenance on Sutton Trail: Homeowner emailed video of standing water on the road and on her property. Scott to take a look at the area.
- Areas to review for drainage: Stafford Trail near BMack; the road needs to be raised up (Scott to get a proposal), ditch at Winona & Settlers (50-100 ft south of Settlers) dirt needs to be taken out, collapsed culvert on Settlers needs to be removed to keep the water flowing, dirt in ditch on E Settlers (tram road & Devany) need to be taken out-Todd to pull it out, Tony to smooth it out, Holder Ln & E Garon Cove the ditches need to be cleaned out, between 1296 & 1292 Settlers the ditch needs to be cleared.
- Motion by Scott to have Tony bring in 4-5 more loads of dirt, up to \$2,000; second by Mike; motion carried unanimously. Motion by Scott to spend up to \$1,000 for Tony to install drain pipes in critical areas to prevent water from washing the road base into the ditch. Second by Mike; carried unanimously.
- Maybe John/Scott can get a meeting with the Commissions and DHN to see if there's something the county can do to assist the Association.

Motion to adjourn the Board meeting by Scott; second by Emmy; motion carried unanimously. Meeting adjourned at 9:40 pm.

Next Board Meeting is August 8, 2018 at 7:30 pm at the Geneva Community Center.

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