

Lake Harney Estates Association
Minutes from August 8, 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, Scott Jumper and Mary Franco.

Johanna Canter represented Bono & Associates, Inc.

Board meeting minutes from 7-11-18 were reviewed. A motion was made to accept from Emmy; second by Mike; motion carried unanimously.

President's Report: False information is being posted/shared on Facebook. Inappropriate comments by the family of a Board member is unacceptable.

Treasurer's Report:

- Board reviewed the July 2018 financials. Motion by Scott to accept as presented, second by Mike, 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- Insurance update: current policy has outdated information regarding the number of homeowners within the Association.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.
- Spectrum: John contacted Monica with Spectrum. She was provided the list of homeowners on each road to survey the area for Spectrum services.
- Road work: Tilling is complete. Grading of Winona & Settlers is done. Two loads of dirt/shell are down. Quote from Todd to bring in 2 loads of dirt for the end of Stafford Trail because the road is low. \$575. Motion by Scott, second by Emmy; motion carried unanimously.
- Asphalt proposal: Asphalt Solutions bid for 5 aprons was \$12,523.50. Driveway Maintenance bid was \$24,650. John will reach out to county commissioners to see if they can offer assistance with the aprons.
- Tree trimming proposal: Verbal estimate from Ron's Quality Tree Service was \$5,500-\$6,000. All Phase Tree Services came in at \$4200. Coniglio revised estimate is \$2800, to match the same scope as the other vendors. Motion by Mike to use Coniglio; second by Scott; motion carried unanimously.
- 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. Motion by Scott to send certified letters to any owner owing \$1,000 or less, omitting any properties without a house number (ex. 0-12 Settlers Loop); second by Mike; motion carried unanimously.
- 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. Homeowner presented letter from SCPA that the lots were combined. Board agreed to assess as one lot.

- 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. DHN pulling title reports for each parcel.

New Business:

- Time to mow again. Scott to communicate with Tony-already a budgeted item.
- Private Road sign at each of the entrances needs updating. PO box needs to be removed and the correct address added. \$25 for 5 stickers to cover the current address with new one. Motion by Scott to spend up to \$200 to correct it; second by John; motion carried unanimously.

Motion to adjourn the Board meeting by Scott; second by Mike; motion carried unanimously. Meeting adjourned at 8:25 pm.

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

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