

Lake Harney Estates Association
Minutes from September 12, 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 7:34 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, Adam Hirst, Scott Jumper and Mary Franco.

Johanna Canter represented Bono & Associates, Inc.

Previous Board meeting minutes were reviewed. A motion was made to accept from Adam; second by Mike; motion carried unanimously.

President's Report:

Treasurer's Report:

- Board reviewed the August 2018 financials. Motion by Scott to accept as presented, second by Adam, motion carried unanimously. Johanna to get Citizen's Bank statement to Board as it did not arrive in time for the Board meeting. Johanna to get with Jennifer to determine the \$611.70 that appears on the Tops report, but is not on the bank statement. Email update to 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- Insurance update: current policy has outdated information regarding the number of homeowners within the Association.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.
- Spectrum: John contacted Monica with Spectrum. She was provided the list of homeowners on each road to survey the area for Spectrum services. Still awaiting update.
- Road work: Four loads of dirt/shell have already been approved. Motion by Scott to spend up to \$1,000 to bring in 2 more loads of road base for Settlers Loop, west of Winona; 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.
- Documents update: DHN reviewed the current documents. Their recommendation is to a fully Amended and Restated Declaration. This would require 2/3 vote of the voting interests of the Association. Johanna to clarify with DHN if accounts have to be in good standing to count towards the 2/3 vote.
- Private Road sign at each of the entrances has been updated.
- Bmack gate: Potential buyer wants to know if they can automate the gate. Board is willing to work with the new owners so accessing their property is easier. \$200 still not paid by Spalding towards the cost of the gate. Amount has been added to his ledger.

- 1247 Sutton Drainage: It's low land, water flow is going to be an issue everywhere. Mike Herrin has gone past the property twice and didn't see an issue. Scott or Mike will re-evaluate at another time. Gave Mike the homeowner's phone number so he can contact her directly.
- Collections: Per the collection policy, reminder letters cost the Association \$6 each. Each month the HOA accrues expenses for these letters than may/may not be recouped. Board said if balance is over \$1,00 refrain from sending reminder letter. If they do not have an actual house number, do not send them reminder letters either. Will review process again at the next meeting.

New Business:

- LHE 199 & LHE250 payment plan requests reviewed. Will recalculate ledgers to simple interest. Board has no objection to 12 month payment plans and include only one year's worth of interest. If payment plan default, all interest is reapplied to ledger. Johanna to get with Jennifer for the new numbers and email Board.
- LHE115 fee waiver request. Because it involves bankruptcy, Board asked Johanna to contact Jennifer to see if there's flexibility in the waiver amount. Will present again at next meeting.

Motion to adjourn the Board meeting by Scott; second by Adam; motion carried unanimously. Meeting adjourned at 8:41 pm.

Next Meeting is the Annual Meeting on October 10, 2018 at 7:30 pm at the Geneva Community Center.

LHEHOA.COM