

Lake Harney Estates Association
Board of Directors Meeting Minutes from December 8, 2021
Geneva Community Center, 161 First St, Geneva, FL 32732

Quorum: A quorum of the Board of Directors was established; the meeting was held as noticed. The Lake Harney Estates Association Board of Directors meeting was called to order at 6:43 PM by Adam. Meeting notices were posted at the entrance signs to the community. The Board members present were: Scott Jumper, Adam Hirst, John Egger & Daniel Taylor. Johanna Watson represented Bono & Associates, Inc.

Previous Board meeting minutes were reviewed (10-13-21). A motion was made to accept as modified from Scott; second by John; motion carried unanimously.

Board reviewed the November 2021 financials. Citizens account requires activity to prevent going dormant. Motion by John to close Citizens account and move funds to Truist reserve account; second by Scott; motion carried unanimously. Johanna to provide account number to Scott.

Ongoing Projects:

- *Road tilling, Culverts, Roadways & Ditches*

President's Report:

- Geneva project that benefits association. Details below.

Open Forum Topics:

- Declaration, pursuing accounts with delinquent balance.
- Jan Pilcher present to discuss \$100 new owner transfer fee.

Old Business:

- Insurance update: Insurance policy was renewed for the same number of owners as last year's policy. Current policy has outdated information regarding the number of homeowners within the Association.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.
- Culvert washout on Settlers: project complete.
- Asphalt aprons: additional proposal provided. Scott to get with Tony to provide a prep cost for the aprons. Will review at next meeting along with asphalt cost. May need to do in phases. Johanna to contact Asphalt Solutions to see if they will do just 3.
- Ditch on Settlers: project complete, however mowing is still needed.
- Signs updated with new meeting time: completed.
- Declaration: New proxies along with a cover letter outlining the differences provided to membership. Motion to suspend vote by Scott; second by Dan; motion carried unanimously. Johanna to review the current proxies provided to ensure the accounts are in good standing.

New Business:

- Mowing: Tim Priest getting out the business. Will need to seek proposals from other vendors.
- Road material needed for Winona. Tony to bring in 2 loads; funds in budget.
- Geneva project: Asphalt millings to be donated to the HOA. Approximately 166 loads. Will be delivered and staged at various locations in the community. Estimated January 2022, 1-2 weeks to complete. Approximately \$10,000 to spread, mix and smooth the material at the 5 aprons of the community. Dan to contact county to see if they will assist. Scott to coordinate with Tony and county for the locations, dumping and spreading schedule. Motion by Dan to spend up to \$10,000 for the labor involved to spread the millings; second by Scott; motion carried unanimously contingent upon the 4 board members present at this meeting meet to review the strategy.

- Traffic Enforcement signs: Motion by Scott to spend up to \$500 to have signs corrected per the notice provided by Osceola County; second by John; motion carried unanimously. Johanna to contact Two Eggs and BSP Signs.
- Fairwinds merger: Citizens merging with Fairwinds. No longer applicable for the HOA, the \$10,000 for the millings project will deplete the funds in the Citizens account. Any remaining balance will be withdrawn, account closed and deposited into the BB&T Reserve account.
- Winona/Settlers ditch: Todd Gelm contract with the owner to handle their culvert. Additional ditch digging is needed. Motion by Dan to spend up to \$200 for Todd to address the area; second by Scott; motion carried unanimously.
- Dragging roads: Current HOA owned drag is at Daniel Rios's house. A new one is \$1500. A community member could pull it with their truck. Storage location tbd. Current one could be modified. Board to meet with designer to see if it can be repaired/improved. Motion by John to spend up to \$1500 on repairing/updating current drag or purchasing a new one; second by Scott; motion carried unanimously. To be paid from Reserves.
- Fee waiver: 4831357: Seeking waiver for fees (reminder letters and interest). Motion by Scott to waive soft costs of \$25 in interest; second by John; motion carried unanimously.
- Meeting adjourned by Scott at 8:23 pm.

Next Meeting is February 9, 2022 at 6:30 pm at the Geneva Community Center. LHEHOA.COM