

Lake Harney Estates Association  
Board of Directors Meeting Minutes from Aug 10, 2022  
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 6:37 PM by Adam. Meeting notices were posted at the entrance signs to the community. The Board members present were: Adam Hirst, John Egger, Daniel Taylor, Ben Buzby & Johanna Watson represented Bono & Associates, Inc.

Previous Board meeting minutes were reviewed (6-8-22). A motion was made to accept as presented from Scott; second by Adam; motion carried unanimously.

Board recognized the excellent work that Johanna Watson has done. Bono & Associates, Inc. will no longer represent Lake Harney Estates Association.

Board reviewed the June and July 2022 financials as well as the Deposit Register reports.

**Ongoing Projects:**

- *Road tilling, Culverts, Roadways & Ditches*

**Open Forum Topics:**

- Intersection of Sutton and Settlers: deep water would not drain area. Need to look at Sutton to see if another section needs to be dug east of Sutton by mailboxes. Scott and John will investigate
- Brigham Loop: The sides were tilled however the North section to where Brigham has the loop needs to be graded. Call Tony and tell him to open the road from one lane to two. And to use the dirt that is on dead end section of Brigham. John will pass information on to Tony

**Old Business:**

- Maxwell Court correspondence and fee waiver- 2 lots combined with the county for one parcel
- 4815319 fee waiver: Motion by Daniel T to allocate credit on one lot to offset the balance due on the other. Waive \$18.64 interest, but the assessment balance remaining for 2022 is still due. Going forward for future assessments, the owner will be billed one assessment. Second by John; motion carried unanimously.
- Johanna to provide website renewal date to Board.
- DBPR investigation for Johanna and Bono & Associates. Based on legal opinion of DHN Attorneys, because Declaration was never adopted, the association can continue to operate as a corporation, but cannot mandate the collection of assessments. A mutual parting of ways between DHN Attorney and Bono & Associations from Lake Harney Estates Association to come. Anticipated separation date 7-31-22.
- Meeting adjourned by Adam at 7:40 pm.

**New Business:**

- Last two years the board has tried to get the HOA decorations approved. Received less than 50 votes where the HOA needs a minimum of 107. There is 7 miles of roads to maintain in HOA
- Setup a PO. Box and change the mailing address from Bono to PO. Box. A motion was made to open a PO. Box from Scott; second by John; motion carried unanimously. Adam will arrange PO. Box
- How do we now communicate to the HOA group, need to set up a new e-mail account. Get e-mail list from Bono
- How do we handle estoppels?
- Need to remove the Bono information from the entrance signs
- Do we need to maintain the HOA website? Decision to be made during Oct meeting
- Tom from Bono needs to give the HOA the website login information
- Motion to spend up to \$500 to change the 5 signs to remove Bono and add new e-mail address. A motion was made to change signs from Scott; second by Adam; motion carried unanimously
- Transition bank account from Bono to HOA. Dan and Adam will set up new account at Truist
- Need to pay Insurance. A motion was made to pay insurance from Scott; second by Adam; motion carried unanimously
- Decision to leave the reserve allocation as is and not make any finical changes
- Sending out annual notices is a time consuming job and with Bono no longer handling this task we need to investigate how this can be done. Dues will be donations.

- To reduce costs of due notification, signs will be placed at the 4 entrances to Lake Harney with the exception of East Settlers Loop. A motion was made to spend up to \$150 for 4 signs from John; second by Ben; motion carried unanimously
- Need to know how to get title request estoppel from Sunbiz. Joanne will ask Mike how to update in Sunbiz and provide the board with information
- Meeting adjourned by Scott at 8:00 pm.

**Next Meeting is October 12, 2022 at 6:30 pm at the Geneva Community Center. LHEHOA.COM**

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