

Lake Harney Estates Association
Board of Directors Meeting Minutes from February 9, 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 6:34 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 (12-8-21). A motion was made to accept as presented from John; second by Adam; motion carried unanimously.

Board reviewed the January 2022 financials. Dan Taylor questioned admin fees charged by management company for certified mailings. Johanna to confer with Mike Bono for resolution. Emailed contract to the Board.

Ongoing Projects:

- *Road tilling, Culverts, Roadways & Ditches*

President's Report:

Open Forum Topics:

- Presentation of Flint Trail petition to remove themselves from the association. Information to be shared with DHN; seek legal opinion. Johanna to follow-up with Board after their review.
- Motion by Dan to suspend collections for Flint Trail while this is reviewed through 5-1-22; second by Scott; motion carried unanimously.

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 Current policy has outdated information regarding the number of homeowners within the Association.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.
- Asphalt millings project update: Project completed. Extra piles of materials staged through community as well as on Tony's property. Scott to follow-up with Tony regarding Winona as it doesn't look complete. Big clumps of asphalt mixed in; topic tabled until next meeting.
- Additional millings: Motion by John to spend up to \$3800 for the remaining piles to be spread, except on Flint Trail. Tony to proceed with entrances and intersections. Second by Dan; motion carried unanimously. To be paid from Reserves.
- Ditch mowing: completed.
- Winona road material: completed.
- Traffic enforcement signs: completed.
- Additional ditch clearing: completed.
- Drag: Board assessed current one at Rios property. Topic tabled.

New Business:

- Collection policy change: Motion by Dan to amend current collection policy as stated to read: a reminder letter will be issued once an assessment become delinquent 30 days after the due date. The next letter will be a reminder letter issued once an assessment is delinquent 180 days after the due date. No certified mailings, no intent to liens, no liens, no final notice. No letters to be issued for accounts with a balance greater than \$1,000. Second by John; motion carried unanimously.
- Meeting adjourned by John at 8:24 pm.

Next Meeting is April 13, 2022 at 6:30 pm at the Geneva Community Center. LHEHOA.COM