

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting
October 18, 2024 – 9:00 AM
also via Zoom & channel 732
Zoom meeting ID: 910 053 1494 - Passcode: Eagle

- 1. Call to Order Cindy Williams
- 2. Pledge to the Flag – Moment of Silence Cindy Williams
- 3. Roll Call Bob Reuwer

President – Cindy Williams *Present* Vice President – Carl Criger *Present*
Treasurer – Rita Fournier *Present* Secretary – Bob Reuwer *Present*
Director at Large – Joe Tousignant *Present via Zoom*

- 4. Secretary’s Report Bob Reuwer
Approve August 16, 2024, BOD Meeting Minutes *Rita Fournier made the motion to accept the August 16, 2024, LHE BOD meeting minutes. Cindy Williams second the Motion. **Motion Passed 5/0***

- 5. Maintenance Report Bob Reuwer
 - a. The golf course is closed until Wednesday, October 23rd. We just overseeded all the greens and tees and fairways and they must be watered about every two hours during daylight hours. As far as the irrigation system goes. We have had two major issues with automatic watering of the holes. One has been the timer and the time clock, which will be resolved shortly. The second issue has been a valve that waters the bushes on the outside of the fence every time the pump is on. This valve has finally been found this week. We can now go automatic once the Timer is updated, which means the greens and T-Boxes will not have to be watered manually. Once this is accomplished the Golf Course upgrade will be completed.

b. Monthly Maintenance report September/October to date

Description	Hours	Total/\$50 hourly rate
Meter Reading	24	\$1,200
Golf Course	19	\$950
Clubhouse	79	\$3,900
Wood Shop	2	\$100
Totals	124	\$6,200

*Rita Fournier made a motion to accept the Maintenance Report, Cindy Williams seconded. **Motion passed 5/0.***

- 6. Finance Report Rita Fournier
 - a. Finance Report - Starting with the checking account and deposit accounts from the handouts and the document sent to you is as follows. Our money market account has \$191,270.55. Our Certificate of Deposit has \$50,416.12. Our corporate checking account is

\$190,122.99, the debit card has \$618.01. Social has \$16,009.31, Pub has \$14,952.49. Total of all our accounts between the two banks is \$463,389.47.

- b. Next is a review of the profit and loss statement through September. Highlighting a few items on the first page see #6012, Memberships/Dues/Continuing Education. That is over budget because we used ZIP recruiter to do our hiring for the two maintenance positions. The actual cost was over \$1,200 for the two times we had to advertise. Second page Item #6205 Salary/Wages. The reason that is down so much is Marianne was out on disability, so we weren't paying her wages, and then we started with our new employees so this will be more in line in the future. For #6300 security gate and flags we added more security cameras, so that is why that is over budget. #6510 chlorine has gone up drastically and we had not budgeted for those increases. This chlorine is for the water we drink at home. #6520 for Consta Flow looks way under budget because we had a refund for a deposit from last year of \$12,805. The actual Consta Flow items for this year so far are \$15,845. #6655 clubhouse building is under budget. Normally we have air conditioner issues we spend quite a bit on, but we haven't had that issue nor any major repairs to the clubhouse. #6715, the equipment and repairs are over budget. We had some issues with the tractor and the mower that we had to send out for repair. Close to the bottom of the same page is #7400 for Projects. We're at \$125,325. The porch railings we have budgeted \$5,000 and so far, we've spent \$2,225. Irrigation, we had budgeted \$25,000, but the actual cost was \$41,800. Our Road sealing project, we budgeted \$15,000 and we spent \$13,315. The dormer removal on the clubhouse, we had budgeted \$15,000 that cost us \$12,000. The dock we budgeted at \$50,000. So far, we spent \$49,000 at the end of September, but the work is completed. We paid the rest of the amount for a total of \$59,850. The water tank relined isn't part of this number but will be as of the end of October. We had budgeted only \$8,000 and it cost us \$21,465, so that one was way over budget. The next is #7500 emergency fund that's \$16,600. The retention wall behind Croucher's house at 440 Sweetwater was just redone. It was falling and was going to be a hazard, so we had it restored and fixed so that we don't have a safety issue there anymore. *Bob Reuwer made a motion to accept the financial report, seconded by Joe Tousignant. Motion passed 5/0.*

- c. Rita introduced Linda Schultz as the budget committee chair. Linda indicated that they have presented the list of Longer Term Budget Projects on the handout which will be reviewed by the Board for approval. The Committee feels there is no need to increase fees for the coming year. We are happy with the things that have been done and we'd like to reinforce the need for some more volunteers to do little odd jobs around here. We are seeing the same people over and over and it would be nice to have new fresh faces volunteering. We all have different talents, and any help is very much appreciated, and it also helps us keep our maintenance fees down.

Rita Fournier thanked Linda and Joyce Conrad for working on the budget and getting all these numbers in place. Rita doesn't think there is anything that stands out on the budget. Most of the items are standard items.

✚ There is a long term projects list included and what is in green is what we're looking to do next year. You see clubhouse air conditioners and while we've replaced quite a few there are several that are 15 and 16 years old. So, it's those we are looking at. Those tend to run us about \$10,000 to \$15,000, depending on what size they are. We hope to finish the clubhouse railings next year. #12 is fire hydrant replacement. The hydrants all work, but we may need to be looking to replacing some of the older ones. Road sealing is something we continue every year to do in the next section. I think we still have two sections to do and then we'll start all over again. The swimming pool needs to be relined and the hot tub also needs to be done next year. Consta Flow provided their list of needs for the treatment

plant. They believe costs around \$48,000 in expenses. A new blower is needed costing around \$30,000 so we are planning to have that done in the next year. We will look to vote on this budget next month.

7. Committee reports

a. Pub

Rick Marston

1. We are going to have a small price increase for our beverages. The majority of the increases are a quarter. We've actually been selling carafes of wine for less than what they cost us. This price increase is a bit more. At this time, I would like the Board to accept the price increases as presented.

*Rita Fournier made a motion to accept the price increase, Carl Criger seconded. **Motion passed 5/0.***

2. We have several things coming up here in the pub and Clubhouse. Tonight is Fever from 6:30 to 9:30 an excellent band and the pub is open during the concert. Another thing that we are trying is breakfast on Saturdays in the pub. This breakfast is something that we would like to try to do on a weekly, biweekly or monthly basis and we hope to get some feedback from the community at the breakfast this coming Saturday. Tickets are different than what we normally have, they are just a basic ticket because it's just impossible to make a different ticket every week. The first breakfast is going to be on Saturday, October 26th from 9:00 AM to 11:00 AM. The price is \$8, and you can buy tickets from myself, Phil Schaffer or Bev Headworth. You can buy tickets right up until 5:30 on the Thursday before the event. The menu for this first breakfast is Ham, Strata (which is an egg casserole), French Toast, Hash Browns, Applesauce, Coffee, and Juice, and a specialty drink from the pub, Mimosa will be available at the bar for an additional \$2.25. We were unable to have our pizza party at our regular time because of Milton so we have decided that we're going to have the pizza party this month on Thursday, October 31st in the pub. It's going to work the same way where you show up at the pub between 5:00 and 5:30, pay your \$5 per person and the pizzas are ordered at 5:30 and are at the pub around 6:15 to 6:30. If you want to bring a Halloween theme desert that would be great and appreciated. Everyone is welcome to dress in a Halloween costume and if you are in costume, you will receive one free beverage.

b. Compliance Committee

Clarence Hoffman

We haven't had a meeting for a while, so I have a few complaints to report. In August we had one for the DOR 2.7 B that states no political signs or stickers are allowed at any time on the outside of the property. This one was resolved and closed on 8/20. We had two for September. The first was DOR 2.6 that states owner to always keep lot neat and clean. The problem was resolved and closed on September 11th. We had another one in September for DOR 2.6 that states the owner to always keep the lot neat and clean. This one, the homeowner sent a letter to the board and disagreed regarding the complaint. The board made the ruling on 10/8, and the case was resolved and closed on the same day. In October and this past Monday there were six complaints filed. They were all about DOR 2.7 B that states no political signs are allowed at any time on the outside of the property. And no political flags on flagpoles. There were three complaints about signs on the outside of the property. They were resolved on 9/14 when I went to see the people I gave them the letter. They took the signs in right away so they were very compliant. For the other three they

were for political flags on flag poles. One was resolved right away on 9/14 and the other was resolved on 10/16. One would not answer the door or the phone. I left a message on the phone that I would leave the letter in the mailbox by the door. This complaint has not been resolved and the flag is still flying. I want to just read to everybody what DOR 2.7 B states: *No other signs or advertisements, including, without limitation, "For Sale" signs or signs further indicating the identity of the Owner, shall be permitted without the express written consent of the Manager. Political signs, banners or other political advertisements may be displayed inside windows or screened areas one (1) month prior to an election and must be removed within seven (7) days after the election. No political flags are allowed at any time. Only the United States flag, the Florida State flag or official flags of the United States armed services are allowed to be flown. Decorative, seasonal and holiday flags are allowed on homes or in the yard.*

c. Golf Committee

Cindy Williams

I just wanted to report about the golf committee. With the delay in overseeding thanks to Milton we need extra time to get the course in good shape for the season. The golf leagues won't start until Monday, November 4th at 9:00 AM. If we had started the league right now it would be 8:00 AM, but as of November we switched to ~~the~~ 9AM. That Monday is for couples. If you look at the boards, there are places up there where you can sign up for couple's golf, ladies golf and men's golf. We need volunteers to sign up for a month at a time to put the teams together. We were very blessed before when The Blair's used to do it all the time for couples, but now we have to rotate it, and I really appreciate anybody who wants to continue to play golf on these leagues to take a turn at setting up the teams. If you don't want to do it by yourself, you can get somebody else to help you and share it for a month. There's plenty of people who know how to do it, so if anybody wants to learn, we can match you up with somebody who knows how to do it.

d. Social Committee

Carmen Wilde

The Social Committee is going to start their season tonight, with a post hurricane Milton party featuring the band, Fever. They come highly recommended, and the tickets are still available since no food is involved. The chair for this event is Patty Schaffer. On October 27th, we're going to have a post Hurricane Helene Fall Poker Run. The event starts at 3:30. Come early and get your scorecard. Signup sheet is still in the hallway. The chair for this event is Joann Hoffman. On November 11th we have our Veteran's Day celebration. We're going to have a meal at 5:30 and consist of fried chicken, baked potatoes, green beans and dessert. The entertainment is Barry Porter's Elvis Show following the meal. With a lot of the show dedicated to each branch of service for our veterans with patriotic songs. The last half hour the audience can choose their favorite Elvis song. Tickets for veterans are free and all others are \$15 per person. The next event is November 28th, which is the Thanksgiving Buffet at 1:00 pm. The Social Committee will provide turkey and gravy. There will there be a signup sheet in the hallway. If you would like to bring guests Beverly Gore has guests' tickets for \$5.00 per guest so we hope you will bring along your friends. Liz Albert is the chair for this event. On November 30th we are going to decorate the clubhouse and grounds. If you have you ever been here for the Christmas holiday you know this clubhouse is ridiculously decorated for Christmas. We have had a lot donated over the years and we feel that we should put it up, but we need lots of help. So. if you can spend a few hours with us at 9:00 on the 30th to help decorate the inside, the outside, and the gate we would certainly appreciate it.

e. Nominations

Rita Fournier

The next item was nominations for the Board. Judy Koblenz is the chairperson, but she could not make it to the meeting today. She asked me to mention we have 3 positions open on the board, myself, Carl and Joe. Our terms are all up, so we will have three positions open. We need to have at least three people running and right now we have 1 resume. Anyone interested in running it is a two year term that starts in January after the Board meeting and you are actually running for a director's position. Once the election is over, the five directors then vote for who will hold what office. It isn't like you're running for a particular office you're actually running for a director's position. Please consider running and if anyone has any questions of the Board regarding what is involved, we would be glad to explain what is involved. It isn't like a full time job. Some people probably see me because I'm in the office a lot, but I've chosen to do that when Marianne was out. It doesn't take all that much time and the commitments vary with the different projects and meetings. But we look forward to hopefully some people contacting Judy and submitting their resumes. As we all know, everything is a volunteer position here. And that is another piece you must remember, people who work on the board are also volunteers, and we all do the work for the betterment of the community.

Cindy Williams speaking - I second everything you said, and some people have come up to us individually on the board and asked for some specific information. I know that Judy had also mentioned that if there were a group of people that want to come up just to explore the possibility to run, we can arrange to have the Board available so those interested can ask each of us what we do and how we feel about being on the Board. If you are interested in having a get-together let Judy know and she will schedule it for us.

8. New business

Cindy Williams

- a. I'm going to reiterate what Linda said in the budget discussion, we need some volunteers especially to do physical work. Let me just specify because we have some things around the community that require people to sign up to take care of some of these things. Otherwise, we're going to have to pay somebody from the outside to come in and do some of these things. So just please consider that. Even if you can only do one day instead of working on the whole project that is alright too because we can share roles.
- b. One of the jobs that hasn't been completed is replacing the railings around the clubhouse, because they're kind of old and rickety. Some have been done in the front, but some need to be painted still. Also, people to fix the rest of the railings around the clubhouse. We are looking for volunteers for that project.

9. Old business

Cindy Williams

- a. The new dock is absolutely gorgeous, but the boardwalk is a safety hazard. I mean, one of the guys working on the dock actually fell through in one of the areas of the walkway and ended up in the water. So that's how bad it was. The guys have worked hard over the years to try to keep that boardwalk going by replacing boards. As you know, the weather is hard on wood as well as the heat. We had the dock done with Trex because the material should last a long time. We are going to use the same material for the boardwalk. We've already ordered it, and Carl is kind enough to lead the work on this project. The materials are going to be delivered on Wednesday, and it would be very helpful if he had a couple of volunteers to work on that project with him. The work will involve using a saw to cut the boards, somebody to take them down to him so that he can nail them in place. Carl is estimating the

project will probably take about two and a half weeks. We really appreciate his Volunteerism. Please feel free to talk to Carl and he can explain what he's got in mind and what kind of help he could use.

- b. Traffic survey for light. There's absolutely no news on that. I don't know what it takes to get this going, but we still are trying.
- c. Regarding the submerged land lease modification, we have done everything that needs to be done. Honestly, I have no idea what the hold up for the certificate is, but it's sitting on someone's desk up in Tallahassee.

10. Information

- a. Regarding the political signage I also printed out the same information that Clarence read about the political signs. Please be considerate of our declaration of restrictions and considerate for your neighbors as well.
- b. The Spectrum contract. Is in force. I don't know whether some of you have already gotten the bill, and you see it went down, which is pleasant. Spectrum agreed to give us \$42,000 as part of the agreement and we have received the \$42,000. So that's something that's never happened before. There's a new TV lineup. There's some printouts in the back and if you don't have one you can also just go to your Spectrum account and there's a place where you can just download it and print it out. Everyone gets three boxes, and it also includes a DVR, but the service attached to the DVR box is paid by the homeowner. They also offer another service called the Zuma for streaming. I just wanted to let you know that if you do decide to pick the streaming with the Zuma box you will no longer be able to get channels 732 and 733, which are our Lake Henry channels.
- c. I want to thank Craig Stevens and all the volunteers for the Disaster Preparedness Committee for getting us through these two hurricanes. I also want to thank everybody else who so kindly went around and helped their neighbors who couldn't get out and do stuff. I mean, this is a community that is family oriented. We see a problem, and nobody says anything, they just go out and they take care of it. We have noticed what you've been doing, and we appreciate your kindness and your willingness to help.

~~11.~~

12.11. Questions:

- Dee Albarado, 617 Watercrest. First question to Rita was the pub air conditioner included in the costs, and Rita responded with yes. The second question was what is a Zuma box? Carl responded that works through Wi-Fi. Bob Reuwer added it also gives recording capabilities. Dee's last question is regarding the retaining wall who's property? Per Rita Fournier that it is Lake Henry property, not the homeowner's property and the retaining wall was bulging. It was one of those situations where at any time that wall could have just caved, and they would have just been an extremely dangerous situation. They did a very good job on the wall.
- Betty Fitzgerald, 524 Eastlake asked if the solar light poles were going to be painted on the corner of Eastlake and Waterford. Cindy Williams responded she thought they were painted silver, but someone will need to take a look at them to determine if paint is needed. Betty asked about the property across the street from the Community on Dyson Road where the Church is going to be. There are now three campers at the location when only one was approved. Cindy Williams said that is private property, so we can't do anything about that. The camper was assigned to the Church which is down the way a bit and not where the house is with the three campers, and unfortunately, we can't dictate how private property is used. It is still designated agricultural, so you also see cows and horses there at times.
- Clarence Hoffman, 670 Sweetwater Way, wants to invite everyone to Shuffleboard. It is

- clean and ready to go. We play on Sunday, Tuesday and Thursday at 1 PM for everyone.
- John Dey, 522 Sweetwater Way stated what a pleasure it is to drive into the park and appreciates the speed bumps are no longer there. Carl Criger explained the reason for the speed bumps and that we still have speeders in the community, but we will not be adding speed bumps again any time soon. Per Cindy Williams, remember they were put in because of the vehicles that were speeding in Lake Henry. The problem still exists regarding speeding. Slow down the speed limit in the community is 15 mph.
 - Nancy Hayward, 647 Sweetwater Way expressed her appreciation of the Board and the great job they are doing.
 - John Muntzinger, 433 Harborview Drive, wanted everyone to know Bocce Ball has started up again, Wednesday, and Saturday at 9.

Motion to Adjourn *Rita Fournier made a motion to adjourn the meeting, seconded by Bob Reuwer at 10:06.*
Motion passed 5/0.