

SWEETWATER EAST INVESTMENT CO.
dba LAKE HENRY ESTATES
Monthly Board of Directors Meeting
November 15, 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 <i>Present</i>	Vice President – Carl Criger <i>Present</i>
Treasurer – Rita Fournier <i>Present</i>	Secretary – Bob Reuwer <i>Present</i>
Director at Large – Joe Tousignant <i>Present</i>	
4. Secretary’s Report Bob Reuwer

Approve October 18, 2024, BOD Meeting Minutes *Rita Fournier made the motion to accept the October 18, 2024, LHE BOD meeting minutes. Joe Tousignant second the Motion. **Motion Passed 5/0***
5. Finance Report Rita Fournier
 - a. Finance Report –Our money market account balance is \$191,908.97. The CD is \$50,625.46. The checking account has \$215,089.17. The debit card has 831.45. Social has \$16,598.44 and the pub has \$15,905.49 for a total of dollar amount on October 31st was \$490,958.98.
 - b. Profit and Loss Budget vs Actual statement through October. #4031 Income/Corporate shows income of \$42,917. 35 and \$42,000 is what Spectrum paid us to sign the new 5 year contract. #6012 Memberships/Dues is over budget because we used Zip Recruiter to advertise for the Maintenance Department positions. #6042 Casualty Liability Insurance is over budget due to the lawsuits we had on the books at the time. #6205 Salary and Wages, Marianne was out most of the year on Short Term Disability. #6510 chlorine is over budget. The price of chlorine has gone up substantially. #6520 Consta Flow/Maintenance/Repairs is under budget, within that number is the refund for \$12,805 for a deposit made last year for a part they couldn’t get for us. Sludge removal #6525 is under budget, but they have only come once this year so far. #6715 Equipment repair. Repairs were completed on the tractor, the side by side and the lawn mowers. #7400 Projects, Clubhouse railings we have spent \$2,225 and budget is \$5,000, irrigation we spent \$41,798 and budget was \$25,000, seal coating was \$13,315 and budget was \$15,000, dormer removal spent \$12,000 and budget was \$15,000, dock we spent \$59,850 and budget was \$50,000 and the water tank we spent \$21,465 and budget was \$8,000. #7500 Emergency fund \$16,600 is for the retention wall that was repaired at 440 Sweetwater Way. *Bob Reuwer made a motion to accept the financial report, seconded by Joe Tousignant. **Motion passed 5/0.***
 - c. Rita brought up the proposed budget for 2025 that was reviewed at October's board meeting. *Joe Tousignant made a motion to accept the 2025 budget as presented, seconded Carl Criger. **Motion passed 5/0.***
6. Maintenance Report Bob Reuwer
 - a. If you haven’t had the chance you need to go look at the dock and the walkway. Especially the walkway, the volunteers and Carl have done a magnificent job. It is a fine job of construction, very solid and we won’t have to worry about anyone falling through anymore.

b. Monthly Maintenance report September/October to date

Description	Hours	Total/\$50 hourly rate
Rebuild Dock	723	\$36,150
Golf Course	37	\$1,850
Clubhouse	89	\$4,450
Wood Shop	2	\$ <u>100</u>
Totals	851	\$42,550

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

7. Committee reports

a. Compliance Committee

Clarence Hoffman

I had one complaint from the October meeting about political flag on the flagpole, it was resolved and closed on 10/22/24. Four complaints filed on 10/22/24 about DOR 2.6 which is keep your lot neat and clean. One was resolved and closed on 10/30/24. One was resolved and closed on 11/2/24. One was resolved and closed on 11/14/24. We still have one open. Two complaints filed on 11/11/24 about DOR 2.6 keeping your lot neat and clean. Both are still open. One complaint filed on 11/13/24 about DOR 2.6 keeping your lot neat and clean. This one is still open. I would just like to say that I did have a lot of complaints about the political signs during the election, but whenever I went to see the people, they complied right away. I'd like to thank everybody for complying. The weekend before the election I was out and suddenly there was banners all over so instead of letting people write in their complaint I just went right to the house and talked to the people. They took the banners down right away. I had one that was kind of funny because when I rang the doorbell, and they answered saying wanted to see how long it would take me to get here to take it down.

b. Social Committee

Carmen Wilde

With Rick's absence, I am going to remind everyone of the breakfast on November 23rd from 9:00 to 10:30. The menu is sausage links, sausage gravy, biscuits home fried potatoes, scrambled eggs, homemade coffee cake, coffee and juice. The price is \$8. You can purchase your tickets from Phil Schafer, Wayne Albert, Debbie Jones or Rick Marston.

We are going to put a sign-up sheet on the board. We're asking for help with setting up the tables for events. Terry Lareau is going to continue to organize it, but he needs help. If you're able to lift and push tables around, please sign up now. If you don't get called every month don't be upset because Terry wants to try to get different people each month to share the chores.

For Thanksgiving, we're going to have Turkey and gravy, the deadline is November 21st. Your guests are welcome, and you can purchase a \$5 ticket for your guests from Beverly Brooks-Gore. Remember to bring your own table service for each person in your party. Liz Albert will chair.

On the Saturday after Thanksgiving, at 9:00, November 30th we will be decorating the clubhouse. We appreciate as many hands as we can get. Rita Fournier will chair.

The Christmas elves will be at work again this year. Jeannie Whitt will be heading up the team to deliver Christmas cards to individual homes. The boxes will be in the library and her elves will deliver the cards from December 6th through the 20th.

We are doing the adopt a senior program again this year. We have 45 people on the tree from Haines City Nursing Home. The names and needs will be on the tree in the lobby. Sign the tag out and return the wrapped gift to the clubhouse and sign the date you returned the gift. The gifts need to be back by December 14th. Carmen Wilde will chair.

The Salvation Army toy drive has a large donation box in the clubhouse foyer for you to place new children's items. These gifts cannot be wrapped. Gifts need to be backed by December 2nd because they are picking up on the 3rd. Collette Parker will chair.

Saturday the 7th is our Children's Christmas auction in the pub at 7 pm. Our auctioneer is Carl Criger. Bring a wrapped new gift item to donate to the pub on Saturday. The minimum to spend for the gift is \$20. Come that evening with a generous heart and a fat wallet and bid on the donated gifts. You go home with a nice surprise gift and the money raised will be donated to Fundamentals for Kids. Their main object objective is to provide clothing, so it is a very good organization.

On Friday, December 13th, starting at 7 pm is the Rock and Soul Christmas Show with Bill Buchanan. Tickets are \$10 and you can buy them from Beverly Brooks-Gore or Diane Tebaldi. Beth Muntzinger will chair.

Christmas Buffet is at 1 pm. The ham will be provided by the Social Committee. Bring a dish to share. You must sign up in the clubhouse hallway with the number of people attending and the type of dish that you will be bringing. Guests are welcome but must have a buffet/Potluck guest ticket available from Beverly Brooks-Gore for \$5 per person. Sign up and guest ticket purchase deadline is December 16th. Remember to bring your own table service for each person in your party. Pat Dey will chair.

Our own Jim and Mandy are going to be with us for New Year's Eve from 8pm to midnight. Bring snacks to share at your table. There will be a champagne toast at 11pm. Table reservations will be at 1:00 PM that day. Diane Lareau will chair.

On January 4th at 9 am at the clubhouse we will un-decorated. Rita Fournier will chair.

c. Nominations

Rita Fournier

We are still looking for people to run for the board. Your resume needs to be in by December 1st. We have a few people that have already submitted resumes. We have 3 positions open. It is a 2-year term, so if you are considering running, please make sure you get your resume in soon.

Jeannie Witt and Micki Crawford will be co-chairs for voting this year. They'll do the delivery like we have in past years starting around December 4th through the 13th to get them to everybody's home. We will have the box up by the office so you can vote ahead of the election on January 13th. Bring up your ballot in the appropriate envelope and signed off.

8. New business

Cindy Williams

- a. Portia was from a temporary agency and her 90 days had ended. We are still working through the temp agency to find somebody who has some of the experience we need for the office. We especially need someone with experience working QuickBooks. We had a wonderful experience with Pam so we will continue to work with the temp agency to find the right person for our community.

9. Old business

Cindy Williams

- a. The new walkway is gorgeous and all that needs to be completed is to paint the wood on the handrails. So, thank you again to everyone who worked on the walkway.
- b. We are always looking for volunteers for physical labor throughout the community. The clubhouse project is still ongoing. Come to the office and let us know if you want to volunteer.
- c. Traffic survey for light. There's absolutely no news on that. I was told that a new Publix behind Jamie's Collision as well as other businesses and homes is being considered. The project is supposed to be done in phases and if they get this started a traffic light will be positioned there.
- d. Regarding the submerged land lease modification, we have done everything that needs to be done. We are waiting for the approval from Tallahassee.

10. Information

- a. Regarding the dogs in our community. I am going to read you something that came to the board because I want you to realize that we're serious about these things that we're asking you to keep your dogs on leashes and do not let your dog pee and poop on other people's yards. In DOR 2.16 it states: *At all times, said pet(s) when not within the confines of the home, shall be restrained by a leash and may be walked on street pavement with no trespassing on any property other than the Owner's. All excrement deposited by any pet shall be immediately removed by the responsible Owner.* In the letter I have from a Homeowner they stated they have had two mishaps with two separate owners while riding their bike. The latest just this past Sunday afternoon. The owner had no control over the dog while it chased, barked and followed me as the owner tried to call them back repeatedly. The dog did not deter its chase, and I was weaving trying not to run it over. Luckily, there were no cars around. So, Community please help. Be a responsible pet owner and refrain from walking your dog on other people's property. Even in the dog park there is a bench where you can find pet bags in memory of Collette's dog Sophie.
- b. There's three LHE Facebook pages. They are restricted to people who the administrators allow in. Sweetwater East Investment Co. DBA Lake Henry Estates has nothing to do with any of these Facebook groups nor any of the stuff you might see on any of the group pages. We communicate through the News Briefs you are sent from Loretta Kramer to your email account on Wednesdays and Sundays. The link on the email goes directly to our business website. We also send out a newsletter that goes out at the end of the month and is delivered to your home. We use Robocall in case we have an emergency. We have the office e-mail address; you can call the office and leave a voicemail or if there is someone in the office, they can take a message and pass it on to the proper person. Also, when Loretta sends a message through email to everyone in the community you should never reply to her. She would have to forward that message just as you would so, please be courteous and forward your remarks to the office email which she always provides in the message. office@lakehenryestates.com.
- c. The Landings Community, which are adjacent to us and back up to some of the houses on Sweetwater contacted us with concerns over our shared space. They had a brand new car stolen, so they asked if they came through Lake Henry to get to their community, but we

didn't see any indication with the cameras we have in the compound. They have had several golf carts, copper stolen off buildings, etc. and they believe they are coming through our community to get to theirs. They called to see if we would put up a fence, so we took the request seriously and walked down to look at the situation and based on the white fence and the 4 rows of barbed wire we have we feel we have properly secured anything that might come through our neighborhood and try to get on their property. If They go through the woods which is basically swamp land and considering their issues are mostly at night, we don't feel that is something that needs fencing either. I told them if they want to put up fencing on their property, we would not object and wish them good luck.

- d. I just want to thank everyone for complying with the 30 days before the election and seven days after the election rule for flags and signs.
- e. The exercise room is for the residents, but when you have guests or family members who want to use the facility, please remember to put everything back where it belongs. We have found equipment just lying around and you know that is a safety hazard.
- f. The pub carpet cleaning is on Tuesday morning of next week. They are going to shampoo all the rugs in the pub so we're asking everybody who goes to the pub on Munchie Monday to help move the tables and chairs into the ballroom. Then we need to wait 24 hours after they shampoo before we can move the tables and chairs back into the pub. I'm hoping that on Thursday morning when the guys come in for golf they can come in a little early and move the tables and chairs back into the pub.

11. Questions:

- John Manly, 450 Sweetwater Way, maybe we could get visitors pass or something and have them come in after signing for the visitors pass and then they can return the pass after they are through working out. Or it would be nice if we had a camera in there. I even think people come in at night when nobody's around. I would like to hear more suggestions on how to manage the exercise room. The rule is if you have guests that want to use the exercise room a resident must always be with them, but I don't think that is being enforced. Thank you. Response from Cindy is we do have a camera at the back door near the exercise room so we can see who comes in and out. If you know of an issue just let us know and we can look at the footage.
- Mindy Smith, the gate going into the dog park is not closing correctly. Response from Bob, I will look at the issue and see what needs to be done.
- Loretta Kramer, 672 Sweetwater Way, East, I've had a lot of comments about the website, and I just thought I'd share a little bit about what's going on. We had some malicious software that got in our system. A new website is being built with better features for Paul Bockelman and me to work with. The website will look the same for all of you, but the guts will be different, and it should run a lot smoother. Right now, they're working on a practice platform and when that's all up and running and everything is perfect then they will slide it over to our production system and we will be back in business. So, hang with us and we apologize for any inconvenience.
- Carol Criger, 508 Eastlake, I just want to invite everybody for karaoke tonight at 6pm, we have a blast.

Motion to Adjourn *Rita Fournier made a motion to adjourn the meeting, seconded by Bob Reuwer at 9:46.*
Motion passed 5/0.