

Lake Harney Estates Association
Board of Directors Meeting for December 12th, 2024
Geneva Community Center, 161 First St, Geneva, FL 32732

Agenda:

- **Call to Order and Prayer**
- **Establishment of Quorum**
- **Approval of Prior Meeting Minutes (included below)**
- **President's Report**
- **Treasure's Report and Financial update**
- **Open Forum to Community Needs**
- **Old Business – discussion of ongoing projects**
- **New Business**

Annual Meeting Minutes:

The Annual Meeting was held on October 16th, 2024. Announcement and reminder of Annual Meeting was done by posting signage at major entrances to subdivision as well as to the online community site at lhehoa.com. A quorum of the Board of Directors was established; the meeting was held as noticed. The Lake Harney Estates Association Meeting was called to order at 6:31 PM by Scott.

- The Board members present were: Scott Jumper, Tina Scott, Jan Pilcher, Tony Jones and Adam Hirst.

Board Member positions for the year were discussed and all members agreed to continue in their roles for the 2024-2025 year. John Egger will be President, Scott Jumper as V.P., Adam Hirst as Secretary, Tina Scott as Treasurer, Tony Jones, Jan Pilcher and Ben Buzby as officers at large.

- Motion by Scott to approve Board Member positions for the 2024-2025 year. Voting: all in favor.

Scott gave community report on observed impact from recent hurricane Milton. There was damage to roads and ditches that requires attention and resources. In planning for these and other events the yearly financial report was given by Tina as follows:

Checking account: \$10,179.32

Savings account: \$101.03

Emergency Fund: \$20,448.74

- With the Annual Meeting update complete, Adam motions to conclude the Annual Meeting business and immediately begin the regular bi-monthly meeting to discuss community concerns.
- 1st by Adam, 2nd by Tony. Voting: all in favor.

Community Meeting Minutes:

For the prior months, the collected funds were kept in a Fairwinds C.D. savings account which has now matured. The group discussed where to move or rollover the funds to gain interest payments on the collected funds while not being actively used. Scott motioned to renew the C.D. account with \$10K in one deposit account and \$5K in another C.D. deposit account. The remaining sum would be deposited into our checking account along with any interest gained over the prior months. The Board would be able to make use of these funds prior to the maturing of the C.D. (if needed) with the minor penalty of lost interest.

- Motion by Scott to move \$10k into a Fairwinds C.D. account and \$5k into another for a period of 6 months.
- 1st by Scott, 2nd by Tony. Voting: all in favor. Tina to follow up with Fairwinds Bank.

To encourage financial contributions from homeowners for the new year, online payment options were discussed. We discussed raising the dollar amount asked of each household as the \$250 recommendation has not increased in 10+ years - this will be discussed further in next meeting. An online payment link was agreed as a useful feature to be added to the lhehoa.com website – Tina will get Adam the needed link to update site.

General Liability Insurance for Board members is an outstanding item that needs to be renewed. We need to get quotes and have the policy reviewed before accepting.

- Motion by Scott to spend up to \$2500 on Insurance Policy to cover the Board.
- 1st by Scott, 2nd by Tina. Voting: all in favor. Adam to contact carriers for quotes.

Hurricane Milton repairs have begun with our contractor Tony already using equipment on Winonna and Settlers Loop. Garron Cove and Holder St are still muddy and unable to be graded so focus will be on dry areas for immediate repair. The estimated material and grading needs around the community are as follows:

- 1 load on Settlers at approx 1291 Settlers Loop – ditches here also need to be cleared and sand removed
- 1 load at sharp turn on Settlers
- 1 load at approx 1179 Settlers near Winonna – shoulder washed out and needs new drain
- 1 load at end of Sutton Trail.
- 1 load at approx 800 Winona Trail
- Multiple drain pipes needed by Jan's house (714 Winonna)
- 1 load between 500-530 Winona
- 1 load between 1430 Bringham - 1454 Bringham
- 1 load at Bringham and Winona
- 4-5 loads on West Settlers between power lines and Stafford – drains also needed
- 2 loads on end of Stafford Trail (2 loads previously approved in prior meeting)

After estimating costs, Adam motions to spend up to \$10K on material and labor for roads in multiple areas in our community (listed above) to repair hurricane damage.

- Adam 1st, Tina 2nd. Voting: all in favor. Scott to lead reconstruction project.

Scott motions to spend up to \$300 for drainage pipes and reflectors to be installed where needed in the community during reconstruction of the roads.

- Scott 1st, Tony 2nd. Voting: all in favor.

Motion to Adjourn Meeting at 8:30pm

- 1st Scott, 2nd Adam. Voting: all in favor – end of meeting for 10/16/24

Next Meeting is February 12th, 2025 at 6:30 pm at the Geneva Community Center. LHEHOA.COM