

Lake Harney Estates Association
Board of Directors Meeting for December 11th, 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

Meeting Minutes:

Meeting was held on December 11th, 2024. 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 6:32 PM by John Egger.

Quorum established:

The Board members present were: John Egger, Scott Jumper, Ben Busby, Jan Pilcher, Tina Scott, Adam Hirst

Meeting minutes reviewed and motion to approve 1st by Scott, 2nd by Tina – voting: all in favor

Financial Report:

Tina Scott presented the updated financial report. A current report shows the HOA Board has in the Savings account \$15,116.74 and Checking account \$10,042.40. The savings account now consists of 2 C.D.s of \$10K and \$5K after prior approval to move to higher yielding account type.

Tina presented an option to use a software package for the accounts named Auto Book which is available from our Fairwinds bank. This would be an improvement over the Excel sheets being used. John motions to transfer accounts to the new software, Scott 2nd – voting: all in favor

Discussion on the “Land Use Agreement” is tabled until further consultation from HOA attorney.

Current Projects:

Scott gave detailed update on roads and areas that have been rebuilt and materials used after damage by hurricane Milton.

Brigham Loop and Winona Dr needs sand removed from ditches. Plan to reuse material and add additional where needed.

Devany Ct. and east Settlers Loop need material to shore up sandy areas from hurricane wash out along bend in road by Devany. Discussed types of material to harden sandy areas and shell media was decided.

Insurance discussion around policy renewal. Decided to pursue new company for quote. John and Adam to follow up.

Problem of dirt bikes and other vehicles tearing up the dirt roads was discussed. Plan to put up game camera to capture evidence for further police involvement.

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February is when our HOA sends out annual mailers asking for donations, Discussion around the efforts needed including envelopes, current addresses for homeowners not living at property and content of yearly letter. John to draft content. Tina to print and do actual mailing. Costs to be reimbursed with receipts.

Yearly budget was drafted and discussed. Based on expected income, expenditure on road services was prioritized while minimizing other expenses. Approximately 65 homeowners are expected to contribute – John would like to see this expand to a goal of 85.

Estoppels will be handled using a template from this point forward and geared towards collecting income from new homeowners who are purchasing a home in the area.

Motion by John to adjourn meeting at 8:25pm, Tina 2nd – voting: all in favor

Next meeting will be February 12th, 2025 at 6:30pm at the Geneva Community Center - lhehoa.com