



Highland Lakes Reserve

BOARD MEETING
DECEMBER 17, 2024, at 3:00 PM
VIA ZOOM
MINUTES

Board Members present: Carl Hansen, Cardiff Brown, Andrew Fells, Joanne Lanzisera, and Dusty Johnson

Members present: Bill Dyal, Jason Todd, Troy Maloyed, Joe Bell, Robin Buck, and Bobby Seeber

CAM present: Linda Boring

- I. *Certify Quorum/Call to Order:* Dusty called the meeting to order.

- II. *Prioritize future projects:* Dusty stated that all the projects below will be discussed at the annual owners meeting in April or May. The board wants to develop a schedule as much as possible for the ongoing maintenance items. The purpose of adding these items to the agenda today is to bring awareness to the owners that these items have been raised with the possibility of having them in the community in the future. Joe Bell is not in favor of having any additional recreation added to the Eagles Nest as he prefers it to be natural. He does not want someone walking around across from his backyard and prefers the privacy and natural look of what the Eagles Nest provides. He will express his concerns when this is brought up to the membership. Linda spoke on the recurring maintenance items below.
 - a. Water and Electric to park:
 - b. Possibility of park area moved:
 - c. Annual treatment of dock: Linda Boring stated that the treatment of the dock was done last January and really should be done annually.
 - d. Pumping out culverts: Culverts were cleaned out two to three years ago and discussion has been made about pumping those out. They should be put on a bi-yearly schedule as well.



- e. Painting gates: The front gates were painted several years ago, and they are due to be painted again. Estimates have been obtained to paint the gates. Linda recommended they be repainted every five years unless someone runs into them again.
- f. Ongoing repairs to fences: Every year there will be repairs to the wood on the docks and fences.
- g. Controlled burn of preserve areas: Linda stated that the preserve is overdue on a control burn. It was conducted about four years ago.
- h. Moving to Eagles Nest:
- i. Walking trail:
- j. Basketball/Pickleball:

III. *Recurring maintenance items with a timeline for future boards:* Linda stated that the annual landscaping is done in January and should probably be done every 6 months due to the condition the plants are in come the end of the year. Dusty agreed that the annual planting be done on a semi-annual basis. The water treatments are done quarterly. Tree trimming is done annually. Mulching is done annually and could be done semi-annually. Dusty would like an outline of all these items for the annual so all owners can be on track with the maintenance and have a schedule. The board would like to have the memberships input.

IV. *Transfer surplus funds into a money market or CD:* There is \$141,000 in the account with about \$10,000 in expenses left until the end of the year. Linda stated that \$100,000 could be transferred into a CD or the money market the association already has set up. Dusty recommended that half go into a CD and half into a money market. Andrew recommends that it all go into a short-term CD and the money market they currently have will be used as a buffer. Andrew motioned to transfer \$100,000 to a six month CD at MidFlorida with the same signers. Joanne second. All in favor. Motion passed.

V. *New process for repeat offenders:* Dusty discussed the process of repeat offenders against the rules and regulations. One of the changes if we continue to have repeat offenders, they will be sent directly to legal after due process of notice. There will be a certain amount of time given for the homeowner to rectify. If the violation persists, it will be sent to legal to file an injunction on the homeowner.

VI. *Rules committee update:* The rules committee has met and decided to update the rules and regulations that can be voted on by the board. They have also cleaned up some verbiage on the architectural control standards. It will be sent to TJ for his expertise and will be sent to the membership for their input or discussed at the annual meeting.

VII. *Member Concerns*

VIII. *Adjourn:* Dusty adjourned the meeting.

