



Highland Lakes Reserve

ANNUAL MEETING

March 24, 2018 at 10am.

Bert J Harris Agricultural Center,
4509 George Blvd; Sebring, Florida 33875

Minutes

- I. Certify Quorum/Call to Order: Meeting called to order by Marty Wohl at 10:02 am. 38 members present 13 proxies.
- II. Approval of 2017 Minutes: Motion to approve the minutes passed unanimously.
- III. Financial Report
 - A. 2017 Financials – 2017 financials included in the packet were reviewed.
 - B. 2018 Budget – 2018 Budget included in packet was presented. There was discussion on planned landscape and lighting improvements. Also a request to improve dock area.
- IV. Old Business
 - A. Claim Against Developer Update – Marty noted the Association has secured an attorney at Gibson law and the suit is ongoing.
 - B. Lot Mowing – The Board presented new mowing rates for 2018 which reflect the decision that the mowing around utility boxes on each lots should be an expense incurred by the lot owner as opposed to the Association. CAM will send out the rates to membership and will only be billing once for the 5 mowing periods.
- V. New Business
 - A. Vote to allow Association to secure loan not exceeding \$150,000 for cable infrastructure. There was discussion about the Boards recommendation to secure a loan not to exceed \$150,000 for cable infrastructure. Todd Galimidi advised the Board that cable infrastructure is expected to be obsolete technology in the near future and more people are streaming compared to using cable. Todd requested the Board entertain other options for internet infrastructure. A 2/3 quorum must be met to obtain loan so no vote was taken.



B. Rules & Regulations – Board presented draft rules and regulations. Rebecca noted that the proposed rules are not meant to inhibit any owner's enjoyment of their property but to ensure the ability for owners to enjoy their property collectively. Membership asked to have time to review and submit recommendations for changes. Linda Boring advised that it will be sent out again and any member can submit their recommendations via email.

C. Nominating Committee – Rebecca Benevides, Laura Shirley and Joanne Lanzisera volunteered to serve on the nominating committee for 2019.

VI. Member Concerns – There was discussion of security and unauthorized fishing on HLR property. Bill Lanzisera noted he is spearheading a plan to improve security by obtaining bids for fencing. Also, Marta Zeledon noted the condition of lots requesting there be a landscape committee and offered to serve.

VII. Adjourn – Meeting adjourned at 10:54am.