



## *Highland Lakes Reserve*

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### ANNUAL MEETING

March 30, 2019 at 10am.

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

### AGENDA

1. Marty called the meeting to order at 10:03
2. Dusty motioned to accept the minutes seconded by Bill motion passed unanimously.
3. Motion to accept financials as presented by Rebecca seconded by Bill Holth. Motion passed unanimously.
4. Marty asked if the membership had any question about the 2019 Budget. Mr. Shaffer asked what the \$49,000 in mowing budget covered. Marty noted that it was only common area. Mr. Shaffer asked if it was bid out. Marty noted that the interior common area mowing is done by JNT Services. The Gate mowing was also bid out and Edgewood does that. The lot mowing is done by JNT and was not bid out.
5. Member update
  - a. The Association arrived at a settlement with the Developer. The Board feels like it went well without having to go to litigation and incur those expenses. The settlement was \$350,000 minus attorney fees. The attorney worked on the contingency of a win.
  - b. One member asked what would be done with the money. Kevin noted it would be put in the bank and likely saved for roads.
  - c. Marty updated about the internet. Kevin has been working with Rapid systems. There was an agreement but there's new technology now that reduced the need for two towers to one tower but that has changed the pricing and the attorneys are back to negotiations for the contract. Erecting this tower will allow HLR to have their own dedicated network. This will also allow faster service for those who already use Rapid. Lazaro asked if there's any indication of it will be less than the previously quoted price. Kevin noted they are thinking it will be less with only one pole which will be put up by the boat ramp.
  - d. 2019 Capital improvement plan - There has been a 1 mile long fence put up for security. No trespassing signs will be posted on the other side of the fence. The



association has already redone the wood fencing where rotted. Irrigation and sod will be put down by the boat ramp. Electrical has been installed as well for the boat ramp and the tower but the tower will use solar back up power. Camera's will also be installed at the gates due to some damage that was done in the amount of \$5,000. The Association is pursuing collecting for the damage that was done. The system will have two weeks of memory.

#### 6. New Business

- a. The nominees from the nomination committee was Dusty Johnson, Bill Lanzisera, and Lazaro Martinez. No other nominations from the floor.
- b. The 2019 Board members elected will be Dusty Johnson and Bill Lanzisera.
- c. Jimmy Wohl spoke on behalf of Mr. Tkacz, owner of lot 001. Jimmy advised that it is not accessed from the main gate and doesn't have sewer or water. Mr. Tkacz would like to sell his lot but is not having any luck because people are disinterested due to all the building restrictions from the association as well as surface water management, the city of Sebring and Fish and Wildlife. It would require 2/3 vote from membership to allow deannexation. Jimmy noted if not passed, they will come back to the membership with a clearer explanation prior to requesting another vote. Mr. T
- d. Deannexation would be tabled until a later date.

#### 7. Member concerns: Lazaro brought up a bad smell off of Forest Lakes. Marty said they will reach out the the pond maintenance vendor.

- i. Audrey Clausen noted there are large shrub by Gate 66 that need to be replaced. Linda will reach out to the contract to make a one year walkthrough to see what needs to be replaced. Audrey also asked if the mowing vendors could pick up the debris that is left after mowing. Todd Galimidi asked if anything is being done to enforce lot owners to removed dead or downed trees on vacant lots. Marty noted it has been discussed. The issue is that the lots that are heavily wooded may have lots of trees down that you can't see but lots that have few trees but are visible and it would be hard to enforce consistently. Marty advised the Board could revisit. Lazaro suggested maybe making a stipulation that any downed or dead trees 20 feet back must be cleared.
- b. Bill advised members to be careful around the gazebo because it is a bit rotted. Marty said they may just eliminate the gazebo. Mr. Todd said a nice pavilion



would be good for members to use down there. Marty said the Board can discuss for the 2020 budget.

8. Meeting adjourned at 10:52am.

### Organizational Meeting

Called to order at 11:05. Kevin President, Rebecca Treasurer, Bill Secretary, Dusty VP, Marty Director motioned by Dusty seconded by Marty. Motion passed unanimously. Meeting adjourned at 11:06.