



## *Highland Lakes Reserve*

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### ANNUAL MEETING

May 22<sup>nd</sup>, 2021 at 10am.

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

### MINUTES

- I. Certify Quorum/Call to Order: Kevin announced the current board members: Laz Martinez, Robert Finnie, Bill Lanzisera, Dusty Johnson & Kevin Bock. The meeting was called to order at 10:02am.
- II. Approval of 2020 Minutes: Laz made a motion to approve the minutes as presented. Dusty seconded the motion. Motion passed unanimously.
- III. Financial Report
  - a. 2020 Financials: Linda went over the financials. Robert Finney had a concern about the mowing being a negative balance. He feels this should be looked at by their accountant. Robert made a motion to send this over to the accountant and Cheryl Finney seconded the motion. Linda will have the accountant look at this. Laz made a motion to approve financials as presented. Robert seconded the motion. Motion passed. Mowing will start in the right of ways, 8 times a year.
- IV. Member Update
  - a. Park – There was a survey sent to all members. It was a 50/50 decision. The board was thinking of putting a pavilion out by the park area between the two lakes. One member asked if this would be a big enough area to have annual meetings. Kevin said if chairs are brought. Collecting a deposit was mentioned if they wanted to use it for any parties or events. Members thought this was a good idea. The board is still working on plans to submit to the members for approval. One member was concerned about kids and people making a mess and not cleaning up after themselves if they got into renting the pavilion. Concerns about restrooms being locked at all times. One member asked if this would be an additional liability.



Dusty explained this will be added to property insurance and the association already has liability insurance. Dusty asked how members felt about a playground area. Some members were in favor of this as they would like to keep their property less crowded. Laz explained, the board is considering all these options and what is feasible for the community. One member asked about a time frame. The board will definitely keep the members updated on this. A few members said they didn't receive emails. Those individuals were advised to contact the CAM office to verify their contact information.

- b. Roads – Kevin went over this. The board had Excavation Point assess the roads in the community. Some places are corroding & will need to be repaired. The cost is about \$1625 each. Additional repairs are \$114,000. Areas need to be repaved in five years. To do the job today will cost the association \$471,061.80. A member asked if they had funds appropriated for this. The board explained there is a contingency account. They can check with the CPA on appropriating the funds. The board wants to keep the neighborhood up. Some members were concerned about the construction going on. Bill mentioned the area is in a construction blitz and he thinks this could be addressed at a later time. This may lead to a lower price. Kevin reminded the repairs will need to be finished before the repave can be done.

## V. New Business

- a. Election for Board (Waived no election required)
  - i. The following will stay on the board and one has been added with no other candidates:
    - Kevin Bock, Dusty Johnson, Laz Martinez, Robert Finnie and Cardiff Brown



- VI. Member Concerns: Myers had some concerns about all the construction. Cement bags around and the wind blowing. He stated there is a lot of debris around. Kevin explained this is the contractor's responsibility. If it becomes a consistent issue the contractor is fined \$250. Linda added that Jimmy goes around and picks up before he mows as well. A member asked if anyone goes into the preserve area to clean up. The board said no, they asked if anyone does go there to clean to please be careful. A question was raised as to whom they should report things to. Linda advised to send anything that arises to her office. The question was asked as to why they do not recycle. The association is within city limits and this is a city issue. If the association was outside city limits they would.

Several members stated they would like to have their own mailboxes at their homes. Dusty explained that the community post office boxes were put in at the post office's direction. It was his understanding that individual boxes were not an option. One of the members advised that there was a new postmaster and it could've changed. The member was advised to obtain information from the post office and submit it to the board for further examination. Mrs. Myers stated she would look into this.

A member asked about internet access. She questioned whether the building of additional homes would be attracting vendors like Comcast/xfinity and other providers to service the association. The board explained that they did have Comcast come out & the bid was over \$500,000. They had discussed having the rapid system installed but due to the wooded areas they would not guarantee services. Members, at the time, were not in favor of this. They are still looking into alternative options.

Some concerns were made regarding the maintenance of the lands. Linda advised that the board had already approved the areas around the pond. The board agrees that this is needed and the cost to get this taken care of is being obtained. A priority to the projects needing addressed will also need to be discussed.

A brief mention of a boar problem and alligators in the association areas were discussed. If either become a nuisance, fish and wildlife will need to be contacted. Recreational vehicles have been riding through properties. Linda stated if the offenders were known to please send her the information she will contact them as this is not permitted. Some have seen kids in golf carts and this is a parental responsibility. Everyone was advised they can contact the CAM office at any time via email.

- VII. Adjourn – The meeting was adjourned at 11:15am.