



## *Highland Lakes Reserve*

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### ANNUAL MEETING

June 25, 2022 at 10am.

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

### MINUTES

#### **In Attendance:**

**Board: Dusty Johnson, Andrew Fells, Bob Finnie, Laz Martinez, & Cardiff Brown**

**Members: Stacey Williams, Gerardo Sepulveda, Kevin & Teresa Bock, Sandeep Hinduja, Billy, Matt Green, Craig Tromborg, Sergei Hagley & Gianna Williams**

**CAM: Linda Boring & Amanda Carnahan**

**I. Certify Quorum/Call to Order:** Dusty called to order at 10:10am.

**II. Approval of 2021 Minutes:** Laz motioned to approve 2021 minutes. Cardiff seconded. Motion carried.

#### **III. Financial Report**

- a. 2021 Financials: End of the year balance in savings account was 465,000. The checking account had a balance of 383,000. Both are still pending the payout for the road repairs. A member questioned the available balances. The assets listed in the accounts as of 12/31/2021 totaled 848,000. The payout to comcast was in 2022 and not reflected on balance sheet. Financials to date are available on the website.
- b. 2022 Budget: Linda reviewed budget & noted some payments are still outstanding. Dusty gave an update on the road repairs. Tal has been sent an updated plan which should reduce the cost. HLR is still waiting on the new numbers. He is planning on getting started in July. Dusty read the total to date balance for all accounts at this time was \$532,378.93. The contingency balance is \$230,312.82. Checking and savings total is \$301,966.11.

**IV. Member Update**



- a. Comcast: Paid out of contingency & checking funds, \$470,000. Internet service is now available. The process will include having the line run from the road to the house. Dusty opened the floor for questions. No additional information was requested.

## VI. New Business

### a. Election for Board

- i. The following will stay on the board:  
Laz Martinez, Robert Finnie and Cardiff Brown
- ii. Nominations from the Nominating Committee
- iii. Nominations from the floor
- iv. Election vote: Laura read the results. Dusty Johnson & Andrew Fells will remain on the board.

## VII. Member Concerns: Power outage affected the CellGate operations. Gates continues to have problems, remaining open or closed.

Is HOA responsible for the maintenance of the two lakes within the community: Dusty advised that Lake Charlotte is a public lake, so the HOA is not responsible for it's upkeep. However, Lake Ruth is a private lake which the HOA is responsible for. An overgrowth of vegetation is occurring there. The two options are to bring in heavy equipment to remove it which is very costly or to have the plants/algae blooms sprayed. Vegetation maintenance plans were distributed to the lake lots by SWFMD who oversees it. Those guidelines are to be followed. The lake lot owners can maintain their own areas. Those plans will be sent to the lake lot owners via email.

A question was raised regarding the availability of financials & meeting minutes. Linda advised that emails are sent with the financials, previous minutes & agendas for each meeting. The minutes are posted on the website within 10 days of approval. Minutes are not published until they are approved. Dusty informed the members if they ever need any documentation contact the CAM office & they will send them the information.

Can additional shrubs be added to the Sparta Rd area that people walk through, ride through, etc.? No trespassing signs have been put up in that area. Another member of the association suggested putting a couple of boards & wire. Dusty said



he will check the area, also the best thing to do is if you see people coming through that area to call the police & report the trespassing to them. Fencing for that area & the 66 entrance will be requested.

A member would like to have the capability of paying dues via a credit card or debit card. Since dues are only collected once a year the process was thought to be more of an expense than needed. The board will check into the various options available now i.e.: Venmo, Zelle, etc. to see if there is an inexpensive method that can be used.

The question was raised as to whether board members can be voted off. These positions Dusty explained are for 3-year terms. That is why only Dusty & Andrew were up for re-election and others were not. The members were not familiar with the election, terms etc. so they requested the information on these processes also be included on the website. Dusty said that was good feedback that they have been needing & it will be added. The officers are assigned by the board which will take place in an organizational meeting to follow today.

Another member commented that he believes the members should be able to vote on decisions. For example, he said the size of a house. Dusty advised that the by-laws define those parameters. To which, the member said, change the by-laws. He was under the impression these had been changed. Dusty explained that the developer had assigned the sizing in the original plans provided to the city. The original square footage for a single story when most people bought their lots was 2600 sq. ft. In an attempt to sell more lots, the developer went back to the city to reduce the sq. ft. to 1800. The city advised him the lowest he could go to would be 2000 sq ft. Any changes to the by-laws, or rules & regulations requires a  $\frac{3}{4}$  majority vote by the members.

Comcast has left some materials behind. This was addressed by Dusty. Comcast is doing a walk through hopefully sometime this week. Those areas in need of clean-up, sod, etc. will be discussed when this is completed.

Mr. Sepulveda asked how many lots are in the community & how many houses have been built. Dusty advised there are 156 lots within the community & 56 of them are either under construction or have completed their construction.

Tracy stated she had noticed the lawn service did not mow the easement between hers & Andrew's property. Dusty asked if the lot itself had been mowed, to which she responded yes. Dusty advised there are some lot owners who have opted to do their own lawncare. However, they are supposed to keep to the same schedule as



the service. Dusty stated he would come out to view the area of concern so that he could get with Jimmy.

Several members voiced their displeasure with the board's approval of large expenditures without the opinion of them being taken into consideration. Dusty used the Comcast situation as an example. He advised that most of the monies spent on getting the internet into the community was obtained from a lawsuit where the internet was supposed to be installed. He advised that only 170,000 came from the HOA accounts.

Andrew offered a scenario where the pipeline running from manhole-to-manhole ruptures. The cost to "sleeve" the entire parcel would run \$60,000; not including the repair of the street itself. Then when the repair runs over the limit of \$100k. A  $\frac{3}{4}$  majority vote or 52 same votes would need to be obtained prior to any repairs being completed. Then the community would be upset that the street's getting progressively worse because the board no longer has the ability to approve the funding of the project.

The comment was made that being an emergency situation it would be permissible, but the expense of the Comcast project was not an emergency & the cost was considerably more.

Dusty discussed the board & the processes that are followed at this time. He asked, except for Comcast, was there anything else that the members thought the board had extravagantly spent association funds on. No one offered an example. Dusty advised there are strict rules to assigning funds for a specific project. Annual surplus funds are put into the contingency fund for emergency issues. Now that the internet has been completed. The funds in the contingency account will be allocated to fund the roads.

Member stated she had gone to the Just Rentals office to request a copy of the previous board meeting. She stated she was told a video could be sent to her in a couple weeks. She never received it and did not understand why she couldn't get documentation that day. The approval of the minutes from the meeting is required before distribution. Members questioned the management company and their responsibilities and other management companies.

A trampoline & monkey bars are in the tree line behind an owner's home. Linda stated they are working on rectifying the offenses. She is aware of and will be monitoring their progress.



Contractors need to be reminded that they have 1 year to complete the project they have undertaken. Cleaning the area is required. Linda & Dusty have addressed this with the contractor working in the community currently. He will remove all trash from view. Zephyr needs to be notified as well. Members wanted to know if a particular offender had been fined. Linda & Dusty had spoken to the offender earlier this week & he will be correcting the problem. If he fails to do so, then a fine will be issued. There was a question as to if the fine could be deducted from the deposit. Linda stated the deposit is paid and a form is signed regarding the deduction of those fines. If there are any outstanding fees at the time of closing, they must be paid along with an estoppel.

Obtaining a survey of the property & installing fencing will be an agenda item for the next meeting.

Flags, political signs etc. need to be reviewed in the rules & regulations.

VIII. Adjourn: Dusty adjourned the meeting at 11:50am.