



Highland Lakes Reserve

HLR Board of Directors Meeting
March 28, 2023
3:30 pm VIA ZOOM

Minutes

In Attendance:

Board: Dusty, Cardiff, Laz & Andrew

Members: Joanne Lanzisera & Joe Fanizza

Guest: Terry Hancock

CAM: Linda Boring & Amanda Carnahan

Call Board Meeting to Order: Dusty called to order at 3:30pm.

Review and Approve Minutes from 1/31/2023: Andrew motioned to approve as presented. Cardiff second. Motion carried.

Financials: Andrew motioned to approve the financials as presented. Cardiff second. Motion carried.

Unfinished Business

- **Mailboxes/concrete:** Concrete was added to the mailbox area yesterday. SR 66 mailboxes have been delivered. The concrete must settle for a few days before it is drilled into. Sparta Rd mailboxes have not yet arrived. Laz voiced a concern recently made by another member. The owner felt that her concerns were not being addressed to her satisfaction. Linda advises that the emails in question were brought to the board. He was afraid that the members were not getting the information from the CAM office as promptly as possible. Cardiff then stated that the projects being completed in the



community be checked by a board member prior to release of payment. Laz agreed. Dusty has been completing inspections of projects since he's been president. Laz advised not to hesitate to contact him or any of the other board members to help with the inspections.

- **Mowing Bids:** There were a few other mowing bids obtained. None were as reasonable as the current company. Terry will submit his written proposal for consideration also.
- **Prep for Annual Meeting:** The last notice for the annual meeting has been sent out. They are expecting a larger crowd for the meeting. Linda advised that the venue does not currently have a/c.
- **Speeding:** The Sebring Police Department is offering 3-hour shifts of monitoring problem areas for speeding. The cost for this is \$35 per hour plus \$10.00 for the car. They will not be issuing tickets. It is mainly a friendly reminder to watch their speed throughout the community. Laz and Andrew would like to see this done for a month at various times. Andrew motioned for 8 shifts to be planned in the coming month. Laz second the motion. Motion carried. Linda will get information from the police department and schedule times with them.
- Andrew will forward emails regarding concerns for the dogs in the neighborhood running loose.
- The blacktop millings put in are not working very well. They will get bids on different options for those areas.

New Business

- **Gates:** Ray Brooker spoke about the gates and stated they are very old. To replace the operating mechanisms on the entrance and exit on Sparta Rd. would be \$13500. Ray believes the wiring is still good. The loops in the road, which he believes were replaced about 4 years ago, are the triggers for detecting vehicles approaching. The intermittent issue that had been going on was determined a couple weeks ago. The new operators have a safety mechanism just like a garage door. They consist of infrared beams. If there is something blocking the beams, the gate will not work. However, if it is hit by a lawnmower or anything else, the gate will not work. They will open and stay open. Another major concern with the operation of the gates is the CellGate accessories- keypad, the loops in the road, remotes, etc. which must have a cellular connection to operate. For some reason, the cell signal drops, and SIM card needs to be replaced to use a different carrier. He has been made aware of a new design that has an antenna for capturing cellular data. Ray would like to go through both gates and check the wiring, replace the hardware itself as it is loose and rusting.



He believes the motor and transmission are fine. \$1200-\$1400 is the price range for completing this on all 8. Lightning is a big issue for the operators in the summer. Linda has been asking for a maintenance plan. The gates and hinges rust and every three months the hinges should be greased, belts checked, blow out the operator, and check for any environmental problems that may be affecting them. Not long ago they found four tree frogs that had made a home under the circuit board that caused it to short out. After the frogs were removed the gate worked fine. A couple of times, he has been out to locate the problem with the gate and found that someone had pulled the pins. This disconnects the operators. The timing will be shut down and they will not work. Dusty stated he or maybe another board member has pulled those pins in the past during a storm to make sure the gate remains open. Dusty requested Ray meet with them to instruct them on what to do during these types of situations. He will set up a time to meet with Dusty and whoever else wants to attend these procedures. A member asked if the hinges were welded in place. Ray stated they were not. Joe, who worked as an engineer in New York airports, stated they should be replaced with a self-lubricating ball bearing hinge to eliminate the problem. He also recommended replacing the belts with gears to eliminate slipping. Ray agreed to the statements made and recommendations. Laz made a motion to move forward with the maintenance recommended by Ray Brooker. \$1200 is the cost given for the labor only. A discussion about the surge protection for these items took place. The motion by Laz was not seconded so Andrew made a motion to approve Brooker Fence to perform the maintenance discussed for a cost, not to exceed \$1200 unless approved by the board later. Cardiff second. Motion carried.

- Terry Hancock then spoke about the hedges and soil analysis. He recommended adding 2-3 inches of a topsoil/potting mix to improve the soil conditions now that the PH level has been adjusted to accept nutrients. Terry stated that there is no guarantee that this will work. Linda asked if changing the plants would be an easier fix. Terry advised they would likely have the same issue. The adding of the soil and mulch will improve the soil. Joanne asked if lowering the incline would help at all with the water retention of these hedges. Andrew added that the inclines were put in that way for a reason for development regulations. This is something that would best be left the way it is. The soil is bad all the way through these dunes. Terry will provide a written quote within the next three days. He also recommended having an electrician investigate surge protection in this area as well as 2-3 timers have been fried within the last year or two. Andrew suggested he would contact an electrician to add to the quote being submitted. Terry agreed and will have that done as well.

Adjourn: Dusty adjourned the meeting.

