



Highland Lakes Reserve

HLR Board of Directors Meeting

April 19, 2022

3:30 pm VIA ZOOM

MINUTES

In Attendance:

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

Members: Cole Garvey, Gerardo Sepulveda, LCR (Lake Charlotte Ranch), Randy White, Stephanie Rosin, Joe Bell, Brooke G., Laura Shirley, Sel, Larry Atkins, and Stephanie Seeber

CAM: Linda Boring and Amanda Carnahan

Call Board Meeting to Order: Dusty called to order at 3:33pm

Review and Approve Minutes from 9.14.2021 – Cardiff motioned to approve minutes. Andrew seconded motion. The minutes were approved as presented.

Financials: Linda reviewed. Profit and Loss in line with the budget though it is still early in the year. Andrew motioned to approve the financials and Laz seconded. Motion carried.

Unfinished Business

- Comcast Update: Dusty reviewed the status. Bob asked about the water line bill.
- Property Conditions/Non-Compliance: Linda discussed the 10-day notice, or the association will take over and bill owner. Laz seconded.



- Mailboxes: Dusty advised they are looking into extending the concrete slab at those locations to provide enough room for people to pull off and check their mailboxes in a safe area, as well as, adding additional mailboxes. He has been discussing with Marty Wohl. Dusty will be meeting with him later today. Also trying to assess how many additional mailboxes will be needed and which location to put them in. A discussion took place regarding mainly a preference for the Sparta Road entrance. Andrew suggested having a trash can available in the mail area. A suggestion to have some type of covering possibly with a light was also suggested. Laz reminded the board that the mailbox issue came up as a safety concern with the traffic and congestion at the Sparta Rd entrance. He believes now the discussions are leaning toward additional congestion in that area instead of an equal distribution of the mailboxes between the two entrances to allow for safer surroundings while getting your mail. Once the community is at capacity if everyone's mail is at one entrance the situation only becomes worse.
- Golf Carts: Linda has not had any additional complaints. She did say she had seen several but they were only on the paved roads and not private properties/vacant lots, etc. Andrew stated he had seen over the past couple of weeks – 4-wheelers, side-by-sides, and golf carts still going through vacant lots as recently as two days ago. Dusty requested Linda be notified so a notice can be sent to those in violation.
- Horses: The rules and regs do not specifically address farm animals. The attorney suggested they amend the rules and regulations if the board does not want farm animals in the confines of the association. A brief discussion on this subject led to a decision to contact the city attorney for clarification. Andrew stated according to city ordinance a horse would not be permitted due to the size of the lots so amending the rules seems unnecessary when the city has already addressed it. Laz agreed he does not feel it necessary. Linda stated she will get in touch with the city.
- Speeding issues: Residents have been notified. Dusty and others believe it isn't the residents most of the time. It mainly seems to be vendors and construction workers. Laz said he thought it seemed to be getting better. Laz said he wanted to bring up another topic. Several no trespassing signs are posted on a site. Linda will contact the members. However, the board did discuss no trespassing signs during construction was permissible. We've had issues with people going into homes under construction.
- Sprinklers: All sprinklers have been repaired. No new issues with the sprinklers have been noticed.
- Asphalt stains from Waste Management: Linda had called on this. The WM company stated that they clean their trucks regularly and they are not responsible for



leakage/stains coming from un-bagged garbage. Andrew offered to contact a city official as the stains they are referring to are from hydraulic fluid.

- Manhole cover, Road repair update, SWFMD permit: All of these topics Linda has tried to obtain an update on and is waiting for responses.

New Business

- Annual Meeting: 30-day notice required; the meeting will be scheduled for 10am at the AG center on June 25. The next board meeting was scheduled for May 17 at 3:30. Linda stated they will need people to serve on the nomination committee if there's going to be any openings to fill.
- Stephanie Seeber suggested putting up the SLOW CHILDREN AT PLAY signs. She stated the only ones she had noticed speeding were delivery drivers like UPS and USPS. Dusty stated he would put in a call to the UPS regional office in Lake Wales.

Adjourn: Dusty adjourned the meeting at 4:27pm.

