



Highland Lakes Reserve

HLR Board of Directors Meeting

May 16, 2023

3:30 pm VIA ZOOM

MINUTES

In Attendance:

Board: Dusty Johnson, Lax Martinez, Joanne Lanzisera, Cardiff Brown, & Andrew Fells

Members: Cathy Usher, Stephanie Rosin, Garrett Roberts, Bob & Cheryl Kinney, Janos Nagy, Desiree Roberts, Tammera Jordan, Rigoberto Rodriguez, Kevin Bock, Gerardo Sepalveda,

CAM: Amanda Carnahan

Call Board Meeting to Order: Dusty called to order at 3:34pm

Review and Approve Minutes from 3/28/2023: Laz made a motion to approve the minutes. Cardiff seconded. Motion carried.

Financials-March and April: Dusty reviewed the balances in the accounts. P&L statement through the end of March & April are also available for review. Andrew motioned to approve. Joanne seconded the motion. Motion carried.

Unfinished Business

- **Additional Speed Limit & No Trespassing Signs:** This subject was discussed at the annual meeting. The police department was out in April. Dusty stated that their presence was made known. He received several calls. This may need to be done again in the fall. More speed limit signs need to be put up. No trespassing signs also need to be installed. The handyman stated that according to the police department, to enforce



the trespassing issue a fence would need to be put up. Garrett R. said that that didn't sound accurate to which Dusty agreed. Dusty also said that no fishing signs could also be put up to deter people from the area. He will get with Linda to order. Andrew commented on a sign displayed at another community was very nice. He would like to check into the price for signs with solar powered blinking lights. Laz suggested maybe adding some additional verbiage regarding prosecution for violations may be more of a deterrent. Joanne suggested obtaining pricing for all the options mentioned & going from there. She offered to help with that. The subject will be tabled until additional information is available for the next meeting.

- Mailbox update: The mailboxes are installed and so are the lights. The USPS has to add their locks. Mail is still being delivered to the old boxes. Keys are available at the CAM office. An email will be sent when the delivery is switched to the new ones.
- New Business
- Improving corners that have asphalt millings: One concrete company has given a quote. EPI has been contacted to provide a quote for removing the millings & putting some rumble strips in those areas. Would like to move forward with this project at the next meeting.
- Painting the gates: One price of \$3000.00 per gate pair, total would be 12,000.00 for all the pairs. Ray Brooker stated he could probably get a better price on the project; Dusty is waiting to hear from him. Ray was also to check all of the sensors, mechanisms for the gates for needed repairs or updates. Joanne stated she had not seen that come through. Amanda is very good at sending out notifications to the board regarding bills, research information etcetera to them.
- Additional Speed Limit & No Trespassing Signs: This topic has been discussed previously.
- Community Property Assessment: Andrew is overseeing the assessment which will allow the board to adequately plan for projects in advance. By using the appraisal office, it is a third-party evaluation instead of a vendor. The proposal will then be a more accurate breakdown of how to budget funds.
- Committee Appointments-R&R, Hospitality, and Fining: These committees need to have 3-5 members not on the board. A board liaison may also be needed to field questions that may arise in need of board involvement. The hospitality committee has had a few volunteers: Joann Phillips, Teresa Bock & Linda Evelith. Joanne L. suggested they appoint the liaison first. Joanne L. volunteered to fill that position for all three committees. The fining committee is just for appeals to fines imposed by the board. Andrew needed clarification on what the fining committee would oversee. No one can serve on the board. Nor can the volunteer be related to a board member or serve on more than one committee at a time. Each committee will only have 3-5 members. Dusty would like the R & R committee to meet with TJ Wohl, the attorney, prior to any suggested changes being made. He can advise on the procedural requirements according to Florida Statute. Dusty would like the board & the committee to attend that session so everyone understands their roles. Andrew seconded the motion for Joanne to be liaison for all three committees. Motion carried.



The volunteers for the hospitality committee were accepted. Joanne motioned to approve. Andrew seconded & the motion carried. The R&R had 5 volunteers: Jason Todd, Ed Rodda, Kevin Bock, Kiko Vasquez & Frank Platt. Andrew motioned to approve. Laz seconded the motion. Motion carried. The fine committee's only volunteer was Rebecca Nichols. 2 more people would be needed for that committee. Joanne motioned to approve Becky for this committee. Laz seconded. Motion carried.

- Savings account: Dusty reviewed the available money marketing options for different banks in the area. The current branches used by the association is Heartland National & Mid-Florida. Andrew asked what options were available at their current institutions which Dusty advised they had not heard back on that information yet. Andrew suggested the topic be tabled until all of the numbers have been gathered. Joanne stated that Mid-Florida has some good rates for CDs right now. This was tabled for later as well.
- Preliminary newsletter: Joanne would like to do a monthly or quarterly newsletter to keep the association aware of the topics being discussed by the board. Social events, classifieds, pictures, etc. would be some of the ideas being considered. A directory has been asked for but not all members want to share their information. Andrew also suggested maybe creating a Facebook page. This would be a great way to remind residents in real-time. Dusty has administration access & can add people who may be interested in posting. Andrew motioned to approve Joanne making a monthly newsletter. Laz seconded. The motion carried. A list will be compiled by Dusty & Amanda for anyone wanting to have access to posting on the FB page.
- Bob & Cheryl Kinney asked when the board will be taking action against the residents running a business out of their home. Dusty advised that a notice had just been sent to them. Bob requested a copy of the notice be sent to them. Dusty will take care of that.

Adjourn: Dusty adjourned the meeting at 4:21pm.

