



Highland Lakes Reserve

BOARD OF DIRECTORS' MEETING

June 18, 2024, at 3:30 PM

VIA ZOOM

4509 George Blvd, Sebring, FL 33875

MINUTES

In attendance:

Board: Dusty Johnson, Joanne Lanzisera, Carl Hansen, Andrew Fells

Members: Ed Rodda, William Health, Brian Radonski, Sandra Martinez, Cheryl Finnie,
Claudio Winers

Linda Boring, CAM

- I. Certify Quorum/Call to Order: Quorum was met, meeting called to order by Dusty Johnson at 3:35 pm on June 18, 2024
- II. Review and Approve Meeting Minutes of May 18, 2024; a mistake because this was for an annual meeting and the approval will be required when the next annual meeting is held.
- III. Financial Report
 - a. April 2024: The financial reports were reviewed by Linda Boring. Budget is in line.
 - b. May 2024: The financial reports were reviewed by Linda Boring. Budget is in line.

Any questions or concerns regarding the financials, hearing none a motion to approve the financials as presented was made by Andrew Fells and seconded by Carl Hansen. All in favor, with no one opposed the motion carried.



IV. Unfinished Business

- a. ATVs driving up to fish: Joanne discussed that she noticed people driving ATVs and vehicles up the private lots to go fish at Crescent Lake. They are accessing the “island” from the community property access to the area. A man drives his truck right up on the property to the pond on 66th. Homeowners need to call the police when they see anyone trespassing on the property. Dusty will send out an email to property owners to let them know where the community entrance for fishing the ponds is located so that no one impedes private property to include a map of the area.
- b. Finalizing the Fine Committee: Becky Nichols, Cody Higgins, Gerald Revel, and James Donohue agreed to be on the committee. One will be an alternate. This committee must be established as per Florida Statutes to approve any fines levied by the Board. The committee has to then set up a meeting with the owner being fined 14 days after the letter being sent to either pay or dispute the fine. Motion to approve the Fine Committee made by Joanne and seconded by Andrew. With no questions or comments and no one opposed; the motion passed unanimously.

V. New Business:

- a. Seeber equipment: Equipment was removed and remediated.
- b. Repainting Entrance Gates: Getting new prices/estimates as the ones that were received so far are too expensive.
- c. Oak Hammock Pavilion Plans: Nothing to show yet. Open pavilion with a small storage space, long lasting concrete pillars, running water, etc. Still working on the particulars.
- d. Oak Hammock Vegetation Maintenance: Underbrush clearing out for more ventilation on the Lake Ruth side currently. Doing some preventative maintenance now. Any questions or comments. A lot of digging up around the trees is a hog. May need to hire a hog trapper. Melaleuca trees need to be cleaned out as well. Dusty to speak to the homeowner that is willing to take care of the clearing of the underbrush and Melaleuca trees.
- e. SWFWMD Vegetation Maintenance letter to Lake Ruth lot owners: Letters went out. The shoreline/lakefront clearing around Lake Ruth is ok but must follow the SWFWMD plan. Everyone can clear up to 50’ of shoreline cleared where there is no vegetation. Upholding the SWFWMD Maintenance Plan will be the lot owner’s responsibility. However, the fines will go to the Board but will be passed on to the lot owner that did not comply with the Maintenance Plan.
- f. Aquatic Treatments: Received a proposal from a company that would like to take over the ponds. The proposal came from Laz. It was for \$1,000 a treatment monthly. Treatment is currently on a quarterly basis for \$3,500. The fence line is a separate cost from the current company. Dusty will work with Greg from Central Florida



Aquatics. Joanne suggested Dusty invite the whole board when he meets with Central Florida Aquatics.

- g. Yard Sales: A resident that is moving inquired about having a yard sale. What does the board think? A community yard sale is the decision of the board with postings on Facebook.

- VI. Member Concerns: Lawn companies, vendors, and contractors tearing up the lawns on vacant lots and right of way by parking their trucks on the right of ways has become an issue. Dusty suggests contacting them to let them know not to park on the rights of way, leave the trucks on the roads. The lot owner must give written permission from the neighboring lot owner if the vendors need to park on their lots. Just Rentals asks for photos of the vendor in violation of this decision to contact that vendor and let them know they must not park on the lots or rights of way.

Joanne had received calls from some residents feel that the board should finish up on things that have been started rather than create new things. Example, Edgewood should finish up community area of mowing, tree trimming, and flowers refreshing before beginning to add more fences or landscaping. Get current work completed first.

- VII. Adjourn: There being no further comments, discussions, or business to come before the meeting, Dusty Johnson adjourned the meeting at 4:25 P.M.

