



Highland Lakes Reserve

BOARD OF DIRECTORS' MEETING
September 17, 2024, at 3:00 PM
VIA ZOOM

MINUTES

In Attendance:

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

Members: Brian Radonski, Ed Ruddy, Janos Nagy, Jason Todd, Troy Maloyed, Sandra Martinez, Dena & Joe Gould, Cheryl Finnie, Bill Dyal

Amanda Carnahan

Linda Boring, CAM

- I. Certify Quorum/Call to Order by Dusty at 3:03 p.m.
- II. Review and Approve Meeting Minutes of 6/18/2024: corrections on the minutes, William Heath needs to be William Holth and in the "Fines Committee" Gerald Revel should be Jerad Revel. Motion to approve the minutes with corrections made by Andrew Fells and seconded by Joanne Lanzisera. With no further discussion, all in favor unanimously. Motion passed.
- III. Financial Report
 - a. June 2024: No changes
 - b. July 2024: No changes
 - c. August 2024: No changesMotion to approve the financials as presented made by Joanne and seconded by Carl. No further discussion, motion carried unanimously.



IV. Unfinished Business

- a. Repainting Entrance Gates: One quote from Ray of \$8000 for sand blasting only from same company that did it first located in Avon Park. Another quote for \$3100 from a company recommended by Bobby Seeber, however, there has been no communication from this company. Troy suggested a powder coating company across from Bernie Little – he will send the contact information to Linda. Tabled this item until additional quotes can be received and reviewed.
- b. Old Hammock Vegetation Maintenance: Dusty has a meeting scheduled to find out what can be done to clear up the vegetation in the hammock. He will get with Jimmy, the handyman for recommendations on how to clear this up.
- c. Aquatic Treatments: Concerns about if things are being done correctly. Dusty will meet with Greg from Central Florida Aquatic to discuss what is being done and if anything needs to change. Dusty will email everyone if anyone would like to attend as well. Ed mentioned that a company named Kinly Horn (hired by the county) has been on the property looking at the lakes, ponds, and run off from the retention ponds. Dusty inquired if Linda could call and check into this.
- d. 66 Entrance: The bid from Edgewood was \$1800 for cleaning up the entrance. Does include cleaning up all the debris and everything underneath the shrubs. Palms are not considered shrubs, so they are not included in the current landscaping company's work. The current landscaping company's bid for this work is \$2500. Complaints were voiced about the poor quality of work Edgewood has been performing. Dusty suggested holding off the cleaning/clearing of the entrance at 66. The Board agrees to hold off on Edgewood until after the RFP. Draft the RFP and email out to the board. They will review and return to Just Rentals. Get estimates

V. New Business

- a. Drains: Dusty talked about an email he received regarding one or two drains that have overgrown. Getting a price and day that Jimmy can come and get this cleaned out. Jimmy is \$800 a day and should take about 3 days - \$2,400. Posed to the board to vote on it. Joanne motioned to proceed with this, Carl seconded the motion. Brian mentioned concerns with doing the work by hand vs. getting the water sucked out with equipment. All in favor, motion carried unanimously.
- b. Responsibilities of committees: A committee's responsibility is to report back to the Board and the Board makes the decision. Emails being sent from a committee stating that they need to make corrections to their property. The Board (Joanne) was not aware of any of these correspondence. ARC is the one that reviews the plans and approves the plans as per the requirements of the docs. The ARC then notifies Just Rentals to notify the owner of any corrections that need to be made to comply. Just Rentals sends out notifications with a copy of the verbiage from the Docs. When there is any action that needs to be taken, that goes back to the Board. Discussion centered on the Board being notified when notifications have been sent out to residents just to be aware of what is going on. Discussion about the fence being below 5' vs. 6'



perhaps the rules can be changed with some variations. Dusty is ok with putting the alterations to 6' fences on hold, but if all the owners require 5', at that point people will have to adjust 5' or below fences. Discussion on changing the rules and regulations and setting up meetings to address that matter. CAM is to CC all board members on correspondence.

- c. How violations/requests are handled: Will be through Linda Boring at Just Rentals. Just Rentals will communicate with the Board.
- d. Repeat offenses/violations: Habitual offenses will be brought to the Board and fines will be assessed. Just Rentals does not fine anyone, that is voted on by the Board. There is a process.
- e. Delinquent accounts/vote for legal: Dues are due by the end of January. After January 31 late fees are assessed. The Board can say after 90 days, Just Rentals can automatically give a notice as per statute where they have 30 days to pay. If no payment is received after the 30-day notice per statute, they are sent to legal. At this point, they will get another 45-day notice. After that, it goes back to the Board to vote on the legal proceedings to foreclose or take further action. There are fees to go to legal which gets assessed to the owner. Current delinquents (6) have received four notices already. Andrew motions to send these delinquents to legal; Carl seconded the motion. It is not required to send the notices certified mail. All in favor, motion unanimously carried to send the delinquents to legal. All agreed to work with delinquents in April to begin legal proceedings in May.
- f. Halloween: Working with the hospitality committee doing something different; possible with the neighborhood cul-de-sacs. Saturday October 26th, with more details to come. The committee will email everyone with more information.

VI. Member Concerns: There is a new speed bump in the community near the speed limit sign in front of Jolie's house, complements of Comcast. Comcast buried a line and lifted the road to do it. 1006 Lake Reserve Road – between the Kirkley's house and the Park's house.

Jason voiced his concerns about people coming on his property to fish. He was advised to call the police, as they are trespassing. Lights at 66 are not working. Just Rentals will check on this and get them fixed.

Date for the budget meeting will be sent to the Board, along with spreadsheets to work on the budget.

VII. Adjourn: There being no further comments, discussions, or business to come before the meeting, the meeting was adjourned at 4:12 P.M.

