



Highland Lakes Reserve

HLR Board of Directors Meeting

January 30, 2024

3:00 pm VIA ZOOM

MINUTES

In attendance

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

Members: Debbie La Rosa, Stephanie Rosin, Sandra Martinez, Tomas, Lisa Denicourt, Robin Back, Troy Maloyed, Gerardo Sepulveda, Sel Hortense, Crystal Vivienne, Ed Rodda, and J. Nagy.

Amanda Carnahan; Linda Boring, CAM

Call Board Meeting to Order: Dusty at 3:04pm

Review and Approve Minutes from 11/14/2023 Motion to approve by Laz, seconded by Cardiff. All in favor, Laz, Joanne, Cardiff, Dusty, and Andrew; none opposed. Motion carried.

Financials-December: Linda reviewed the financials. She suggested transferring \$100,000 to the contingency fund. This would bring the contingency fund to \$430,000 which will be used for the roads. Discussion about the over budget items that have increased approximately 35%. Laz spoke about the pond vegetation and looking into another company to maintain the ponds because this was one of the items that was over budget. Joanne spoke of the issues the lawn maintenance company is having near the ponds. Laz will investigate this matter in more detail. Motion to approve by Laz, seconded by Andrew. All in favor, Laz, Joanne, Cardiff, Dusty, and Andrew; none opposed. Motion carried.



Unfinished Business

- Investment options: Linda reviewed her findings about CDs at local banks. Motion by Andrew to put half of the contingency fund (\$215,273.13) into Heartland National Bank (\$215,273.12) money market at 3.5% and the other half in the 14-month cd at Mid Florida paying 4.5%. Seconded by Laz. All in favor, aye. Motion carried.
- Speed limit signs: 10 have been ordered. Dusty shared the 8 areas he would like to have the signs installed. Discussion regarding the necessity of the speed limit signs. Crystal suggested less signs being installed. Andrew motioned to approve the sign locations suggested by Dusty; Laz seconded the motion. All in favor, 4 ayes, 1 opposed. Motion carried to install 8 signs where indicated.

New Business

- Drainage issues: Dusty discussed the issue about the drainage around Osprey Point. Joanne suggested getting a quote from Steve Blount. Laz and Joanne would like a more itemized quote from EPI. Ed spoke about the drainage issues in his swale. He is willing to pay to have his swale surveyed. Andrew suggested for Ed to schedule with Amanda & Linda to notify the property owners of the survey for his situation with the drainage. Amanda and Linda will speak with Ed about the payment to the survey company.
- Retention pond drainage quote from EPI: tabled.
- Road right-of-way: Dusty reviewed the quote from EPI regarding the roadways. The sides of some of the roads is deteriorating. EPI quote for all the roads: existing primary roads have about 7-10 years; Secondary roads have about another 12-15 years. An overlaying of asphalt would cost approximately \$659,200.00. Dusty suggested surveying the roads and seeing which ones are in more need such as the right of ways of the roadways that are deteriorating, then get a quote of just this work. Motion to get EPI to come out to look at the roadway edges by Joann; Andrew seconded open to discussion. Andrew agreed with Joanne to reinforce the edgeways and get an estimate for that. All in favor aye; none opposed. So moved.
- Road deterioration and road quote from EPI: Discussed in Road right-of-way.



- Lake Ruth SWFMD Vegetation Maintenance Plan lot violations: Send letters with another copy of the SWFMD Vegetation Maintenance Plan and advise them to put in the native vegetation in compliance with the SWFMD Vegetation Maintenance Plan. Dusty would like to resend out the Maintenance Plan to all lot owners on Lake Ruth and have them sign off that they received it or send by certified mail so that they are aware they cannot be making major modifications. HOA gets the violation and passes it off to the landowner. Motion to move on this made by Andrew. All in favor of moving forward, aye; none opposed. Motion approved.

The lots that are in violation are:

4046 Camp Shore Drive

4042 Camp Shore Drive

4090 Camp Shore Drive

- Oak Hammock Pavilion: Dusty discussed getting estimated on putting electricity and water there for anyone to use. Dusty will work on this.
- Golf cart/side-by-side stickers or flags: Dusty suggested identification for golf cars/side-by-sides for subdivision residents. Tabled.
- Spring neighborhood cook-out-Saturday April 6, HOA will provide the meats, residents to bring sides, desserts and drinks, potluck style.
- Schedule Annual Meeting: April 6, 2024, at 10:00 am. Everyone agrees to have the meeting the same day as the cookout.

Adjourned at 4:40pm

