



Hawks Landing of Sebring

ANNUAL MEETING

October 17, 2020 at 10am.

Bert J Harris Agricultural Center, Small Conference RM
4509 George Blvd; Sebring, Florida 33875

MINUTES

In Attendance:

Board: Chas E., Mercedes C., Roland B., Mark L., & Dee D

Members: Mrs. Baron, TJ Wohl, Vern Morris & Mr. Swaine

CAM: Linda Boring & Jillian Febres

Certify Quorum/Call to Order: Dee motioned to call to order. The motion was seconded by Mark L. Meeting called to order at 10:04. Only 75% represented so not enough to pass the amendment but 4 proxies were received & 8 in attendance via zoom.

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- I. Financial Report: Chas Elliott treasurer recap of the last year. The board hired Just Rentals to manage the association. This began with going through boxes & boxes of records. A major undertaking of reconciling financials, calculating monthly expenses, looking into accounts receivable & getting those accounts either on payment plans or collected. A major undertaking for Just Rentals was entering all documentation into electronic format. In doing so, the generation of financials, budgets, etc. will be readily available for reference & future use.
 - a. 2019 Financials: This year was half run by the old board & half by the new. Basically, the income for 2019 was 44,000. The expenses totaled approximately 40,000. Members are encouraged to look through the financials line by line in the coming days if they want to see how their dues are being used.
 - b. 2020 Budget: Annual budget approximately \$44,000. Expenses slated as approximately \$27,000. The breakdown of expenses includes utilities, management fees, legal fees; which will leave a positive balance. These funds can be allocated toward the costs of future development in the community.
- II. Report from Board - Presentation
 - a. Gate - Top of the line products that were used in the community when it was established 15 years ago are in need of expensive service or replacement due to the lack of maintenance.
 - b. Cellgate update - Cellgate was the system agreed upon. It is a stand alone system with a wireless connection. Cellgate has an application to download so that you can: buzz in visitors, see who requests access to the community, view historical logs in the event of a crime all with your cellphone. The system is also expandable to allow for enduring use.
- III. Repairs done: The lift station's electrical control panels and 2 pumps were replaced. The irrigation timer, rewiring, sprinkler heads & leaks were all items repaired or replaced. All of the arms for the gates will need serviced or replaced but those will have to be done on

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a rotating schedule. Large oaks in the median will need to be dealt with as the roots are damaging irrigation pipes & pavement on both sides. Long term this would be a landscaping project to remove the trees and replace with other plants or shrubs.

IV. New Business

- a. Election – Current board will stay on. No Election held today. 4 members decided to stay & new candidates were not received in time. An organizational meeting to follow today's board meeting.
- b. Vote on Amendment to Covenants Article IXL: Currently, the declarations state that in the event of a foreclosure, the bank does NOT have to pay any unpaid assessments or missed payments to the association. The third amendment will allow the association to obtain payments of either 1% of the original loan or the last 12 months of assessments due to the association. In addition, to the process to create an amendment the board has to meet and vote on the change and obtain witnessed and notarized consent from at least 75% of the owners. Mr. Wohl will be drafting another amendment to update that process. It will require a quorum to approve, consisting of at least 75% of the lots (36) to reach a 75% (27) approval for the next amendment to pass & restructure the amendment process accordingly.



- V. Member Concerns: Deidra motioned for members to express anything they had questions or concerns about at this time. Mrs. Carrothers asked if there was any type of liability insurance in place. Chas advised that that was something they had just put into place & had already been needed when scheduling this meeting. This will only protect the association for incidents occurring in common areas & the D&O coverage. Mr. Swaine only wanted to express his gratitude for the new board's time & effort. He also appreciated Mr. Wohl's explanation of the amendment presented today. He had answered the only question he had.
- VI. Adjourn: Deidra made a motion to adjourn the meeting & Chas seconded. Meeting adjourned at 10:46am.

Organizational Meeting

Officers:

Deidra: President
Roland: Vice President
Chas: Treasurer
Mercedes: Secretary