

Hawks Landing of Sebring

807 US Hwy 27 South
SEBRING, FL 33870

Board of Governors Meeting
December 16, 2019 – 11:00am

Minutes

Board Members Present: Dee, Mark and Chaz
CAM's Present: Linda Boring and Jillian Febres

Call to Order: Dee called the meeting to order at 11:03am

Approve prior Board Meeting Minutes 9/30/19: Mark made a motion and chaz seconded the motion – motion passed

Finances: Linda went over financials. Explained prior to management QB was a on basic plan from \$25 a month to \$75 a month in order to do any budgeting. If we do QB on desktop and it is free. Board feels desktop would be better.

- Discuss current financials: Linda went over packet with the P&L for the budget. Legal fees should be good on getting them back once liens are paid.
- Discuss 2020 budget items: Mark Cox does accounting for association at \$350. Cost for gates to add to budget – do contingency fund is what Linda is suggesting to match what is not expensed out.
- Discuss one-time member assessment fee (review items below and circle back to this): A meeting will need to take place prior to assessing association.

Legal:

- Liens entered on delinquent owners in arrears – Corey Stein called and asked to pay \$3500 Dee made a motion for Corey Stein to pay \$3500 now and \$300 a month to get caught up to stop lien process and if he doesn't pay he gets a 45 day notice of lien Chaz seconded the motion. Motion passed. Could take about 16 months to pay his debt on his account.
 - Are we able to ultimately take a lot back when an owner is in excessive arrears?
 - Enter a judgement? Anything other than merely applying a lien?
- Lot 3 status: Keiber did mortgage on Allison Aldon and TJ is trying to find out where the check got written out to. Linda advised the board once a lien is filed they can foreclose on the property and association takes over the lot.
- Clifford Rhoades: Dee made a motion to clear account and he will pay association fees starting 2020 – Mark seconded the motion – motion passed.

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- Discussed other owners who are late. Contact Allison and let her know she has until 12/31/19 or TJ will put lien on the lot – Chaz seconded the motion. Motion passed.
- Why did the HOA ever obtain a loan?
 - Should Linda try calling Peter Albert to see what info. Can be extracting/explained about why the HOA obtained a loan and what happened with Lot 3?

HOA Fee's:

- Annual HOA fee schedule or remain quarterly
- Increase HOA fee

Member Meeting:

- Discuss agenda, date, time, logistics for member meeting for January 2020

Gate Issues:

- Quote from FDC – expect quote week of December 9th-13th
 - Texted Heath from FDC gate pictures and videos
 - Preliminary assessment (from Heath) without seeing the actual gate system if these gates were installed in 2004/2005: The various parts between the controllers and call box are into the extinct mode whereby servicing the gates is an ongoing issue and perhaps a consideration to explore new equipment with warranty and then on a service plan to avoid continued issues.

Sprinkler Timer/Rotating heads etc.: (see recorder)

- Dustin Taylor of Taylor Made repaired electrical box for sprinklers (\$600 paid)
- TaylorMade will execute the sprinkler repairs quoted at \$700 effective week of December 9th or week of December 16th.
- Sprinkler system is currently off (as of 12/5/2019) until the above repair

Lighting at Gate Entrance – put on hold – need estimate. Possible photocell. CaM to call Scott Stambeck to check on this

- Obtain quote for lighting repairs at gate entrance

Landscaping: Dee brought in quote from Ramiro for consideration. Stay the way they are or a package proposal (see quote for all included in package). Board realizes there are more things more important to discuss

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but this can be something to consider for next year. This could be considered when an assessment is done – possibly spring.

- Obtain quote for entry clean-up of misc. trash, trim palms, cut back some of the shrubs that are blocking sprinkler heads inside the gate, mulch.
- Obtain quote to fix the leaning mailbox at the front gate
- Obtain quote for entry planting (replanting perhaps for consideration for a 2021 budget item)

Cancel Century Link Phone Service: Linda has not cancelled this because the association *recorder* Chaz recommends cancelling service. Linda explained there needs to be an upload service and Century link allows this to happen at the gate. Dee explained there is no phone line and the association is paying for a service that is not necessary. A whole new call system box is really what is needed. Linda suggests having Ray Brooker look at this before cancelling anything. If nothing can be done CAM will cancel service. Linda will have some quotes for a new system to go over with the board.

Speed: Dee is concerned about visitors speeding in the area. She is asking if the HOA can put up speeding signs around the neighborhood. Linda advised the board they can do this and Chaz suggested to put by gate entrance. CAM will get speed signs to post around the association.

- Discuss HOA rules regarding if there is a speed set for the community
- Discussion on posting signage of speed limit and/or children at play signage
 - A general point of discussion for member meeting

HOA building rules: Linda has provided information to the board on this.

- Discussion on the existing home building plan process/review for fences, construction etc.
 - A general point of discussion for member meeting
 - Architectural board is the board and this is in their docs. Dee is asking if others can join the committee. Chaz and Mark suggest Roland and Hornick to join the committee. Linda will check the bylaws on this about creating committee's.

Summary:

- Set member meeting

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- Prepare 2020 budget line items
 - Electric gates and streetlights
 - Water/irrigation system
 - Property grounds maintenance (swale mowing, entry)
 - Fix/straighten mailbox at entry
 - Pest control for gates grounds
 - Gate system overhaul w/wireless callbox
 - Gate maintenance contract
 - Lighting repairs
 - HOA Management fee
 - HOA website
 - Member meeting fee for location room rental
 - Discussion on insurance for lift station, gates, sprinklers etc. (maybe an item to revisit after gate system is ironed out and in order)

Factors for 2021 budget

- Must begin to look forward to build budget for road maintenance
- Work toward a revised parcel box system for 2021 budget

Comments:

Adjournment: Dee adjourned at 11:45am