

# *Hawks Landing of Sebring*

807 US Hwy 27 South  
SEBRING, FL 33870

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Board of Governors Meeting  
February 26<sup>th</sup>, 2020 – 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 12/16/19: Motion to accept the minutes by Chaz and seconded by Mark.  
Motion passed unanimously.

### **Finances:**

Linda went over the finances with the board. Payments are being collected. Gresham: there is a foreclosure on this property. The board may or may not see any funds on this. Tax Ease REO: is in process for foreclosure. Aging summary: Corey is making payments. Welch may need to be sent to legal. Aldon and Stein have been making payments and catching up.

P&L: QBO makes it impossible to back up the information from QBO. Copies of all the reports have been done and ledger balances will be created and inputted into QB desktop. This will take some time but it will be done. P&L overview for 2020 was explained to the board that Linda inputted from QB desktop. Linda advised the board will need TJ to help them with certain things. Century link has been disconnected as of today. Basic expenses is what Linda went over with them for a working budget. \$14163 is what Chaz has confirmed that is in the bank.

### **Unfinished Business:**

Legal update: There are 2 liens and there are foreclosures in process. Linda advises the board to change their docs to help them in another case where the Board will receive something if another lot goes into foreclosure.

## **New Business:**

**Annual Meeting Date:** Linda advises the qb information will be ready by then. The chamber office can be rented for free for the association. Thursday evening seems to be the best day. Possibly 4/16/20 at 6pm and Chaz would like to do a PowerPoint presentation to the association. Linda said another meeting will need to take place prior to meeting and she said financials will need to go out on the 14-day notice. The first notice will go out 30 days prior to meeting. Linda advises to have TJ there so he can explain the legality of things for the association.

**Gate:** Linda went over the Brooker quote for the gate. \$70 a month for cellular service. Linda explained how this works since it currently is taking place at HLR. Dee and Chaz are in favor of this. Questions were asked about the codes system and how it works. Linda mentioned for any vendors temp codes can be given out. A form for each needs to be completed. Linda said this could be something that can be talked about at the meeting and a possible assessment. Dee believes maybe \$1000 per lot/owner to cover this expense as well as other expenses that need tending too. Linda advised the board it needs to be discussed with the members before anything takes place and she said since this is the first time, they are having an annual this can be placed on the agenda for discussion. However, Linda said the board has a right to assess the association but a notice needs to be sent to the members before the board can vote on this so they can be aware and also attend the meeting.

**Motion to do the Brooker proposal on the repair of the arms:** Maintenance \$350, three arms at \$2250 the cellgate/callbox \$4050, the radio receiver \$200 and remotes for HOA 1 box and order another box for anyone to purchase cost for each remote \$35 by Chaz and seconded and Dee. Motion passed unanimously.

Dee would like the gate re-powder coated as well. Something to consider in the future. Chaz will add this as well into his power point presentation.

Linda suggest the front gate area needs to be power washed. Proposals will need to be submitted for this.

**Construction Build:** Dee is asking for the gate to be open during the day for any builders because there will be a lot of trucks coming and going. Linda advises maybe consider a temp gate code for this as well and not to leave the gates open all day for this. Chaz is asking for them to give a date when the construction will happen to possibly keep the gate open during this time. Linda advises the board to approve the construction build for Wineberry so it's documented.

Motion to approve the Wineberry construction plans at 3037 Hawks Landing Circle by Chaz and seconded by Mark. Motion passed.

Chaz believes an architectural committee needs to be established to help with any builders so they can comply with the building plans. Linda advises to appoint 3 people on the committee. Linda advises there is a process the committee can establish including having construction bonds. Board would like to consider the sq footage minimum about and looking at updated the construction requirement for the association.

Taylor-made Irrigation Quote: Chaz called all about lawns and got a quote and asked them to look at the gate irrigation issue. They didn't see anything wrong and pressure was the same. The quote supplied was to fix the issue entirely so the tree roots will not rupture the pipes again. Dee feels with the repair was done and that the association will be okay and if this happens again it can be taken care of. Right now they are concerned about other things that need to be done. The board would like the little section that is coned to be re-asphalted. Linda said she can send Joey from Classic asphalt go out there and give a price to do this. Board is passing on Taylor-made quote.

Website: Linda went over this and the quote is \$750 to setup. Board agrees to move forward with this. Linda suggest getting some pictures of the homes currently at the association and put on the site. Dee made a motion to move forward for the website for the community and seconded by Chaz. Motion passed unanimously.

Board would like the hanging mailbox by the gate to be removed and would like Ramiro to take care of this.

Josh Turner on Lift Station: Contract was never received by Management office. He has taken on a permanent job but he will look into his schedule to see if he can do the job but it will cost \$100 a month. Linda said Josh will get back to her and let her know if he can still do this. If not, Linda will check on other places.

There was a discussion on doing an assessment for \$1000 and possibility asking for a \$1000 assessment or doing a payment through the year and as long as it is paid before the end of this year 12/31/2020 and if not there will be an additional interest of x amount.

**Adjournment: Motion to adjourn by Dee and seconded by Chaz at 12:25pm**