

Hawks Landing of Sebring

807 US Hwy 27 South
SEBRING, FL 33870

Board of Governors Meeting
September 12, 2025 – 10am

MINUTES

Board members present: Marilyn Baran, Tim Baker, Dee Dickson, and Chas Elliott

Members present: Will Swaine

CAM Present: Linda Boring and Amanda Vaughn

- **Call to Order:** Dee called the meeting to order at 10 a.m.
- **Approve prior Board Meeting Minutes 4/24/2025:** Marilyn motioned to approve the minutes from 4/24/2025. Chas seconded the motion. All in favor. Motion carried.
- **Finances- July 2025:** Chas motioned to accept the financials as presented. Marilyn seconded the motion. All in favor. Motion carried.
- **Unfinished Business**
 - **HOA Overdue annual fees**
 - i. **Status update on lots 16, 25, 34 (30-day notice mailed 7/21/2025)-** Dee motioned to send these lots to legal. Marilyn seconded the motion. All in favor. Motion carried.
 - **Hawks Landing entry**
 - i. **Irrigation issues being addressed:** Dee will call Duke Energy regarding the reimbursement for irrigation damages.
 - ii. **New pump:** Amanda obtained quotes from Brandon Medlock in the amount of \$3500 and a quote from LaGrow Irrigation for \$3566.34 for the irrigation pump replacement. Dee is strongly against using LaGrow Irrigation for the replacement due to issues she has had in the past and is in favor of using Brandon Medlock for the work. Amanda is awaiting a third quote. The board tabled this until the third quote is received.
 - iii. **Foxtail Palm:** Dee would like to replace the dead palm with a new foxtail palm on the outside of the gate for a total of \$450 approximately to be performed by Ramiro. Tim motioned to use Ramiro to replace the foxtail palm. Dee seconded the motion. All in favor. Motion carried.

- **Project Plans**

- i. **Parcel locker inserts:** There was confusion regarding the inserts that Steve Tucker submitted with having a bottom to them. Amanda confirmed that there will be a metal shelf built so the bottom is not open. Amanda will contact the post office to confirm that they will allow the electric locking mechanisms.
- ii. **Road signs:** Steve Tucker included the two stop signs and some other road signs in his quote, which the board approved. Dee believes that the association needs to stay on top of the replacement of the road signs.
- iii. **Entry enhancements:** Dee mentioned adding lava rock or some plants with color and having a project plan for enhancements. Tim stated that it would be a lot more maintenance of putting plants in quarterly but believes that the placement of lava rock will add to the enhancement. Dee will ask Ramiro for a quote for the lava rock.
- iv. **Pre-planning gate maintenance:** Dee mentioned that the association needs to plan for budgeting the gate maintenance. She would like to know what the cost to powder coat the gates.
- v. **Gate service:** Dee doesn't know if Brooker is servicing the gaskets and hydraulics, etc. on the gates at least once a year. Linda would ask if this is something that Brooker fence could do.
- vi. **Entrance camera(s):** The entrance camera captures a photo of individuals who use a code at the gate. Dee and Tim need access to the call group manager. Chas has created some demo setups for cameras at intersections for license plate recognition for the sheriff's department and could install one outside of the gates if that was something the board would like to do. The HOA would purchase the equipment, and the HOA can access the information. The information is sent to the sheriffs' department in the case of an event. The initial cost is approximately \$1000 for the equipment and there are solar panels would need to be maintained as well as cellular chip card purchased that would cause recurring expenses.
- vii. **Board member to operate gate during emergencies:** Dee would like to develop a plan to open the gates for emergencies. Amanda is usually the contact for the associations if there are emergencies needing the gates open. Dee has a video that can be shown so board members know exactly how to open the gates without damaging them.

- **New Business**
 - **Rules and regulations:** Amanda will send Highland Lakes Reserve rules and regulations to the board.
 - **Fine committee:** Tommy Ngyuen and Juan Espinosa could be potential volunteers for the fine appeal committee.
 - **Annual member meeting:** The annual meeting is scheduled for November 21st, 2025, at 6 p.m. in addition to the budget meeting being held on October 30th, 2026 at *;30 a.m.
 - **HOA Website/Board member required certifications:** Dee, Chas, Tim, and Marilyn have completed the board member requirements.
- **Comments:**
- **Adjournment:** Dee adjourned the meeting at 11:01 a.m.