

Hawks Landing of Sebring

807 US Hwy 27 South
SEBRING, FL 33870

Board of Governors Meeting
October 12, 2023 – 4 p.m. VIA ZOOM

MINUTES

In Attendance:

Board: Mark Latta, Marilyn Baran, Dee Dickson & Chas Elliott

Members: Jordan Fairfield

CAM: Linda Boring & Amanda Carnahan

- Call to Order: Dee called to order at 4:06
- Approve prior Board Meeting Minutes 10.14.2022: Dee motioned to approve. Mark seconded. Motion carried.
- Financials-August: Dee motioned to approve. Mark seconded. Motion carried.
- Unfinished Business
 - Hawks Landing Website: Amanda got the website up and running. Linda advised on the ways that they can submit their payments through Quickbooks. Dee would like to find out if payments could be made through the new website. Linda said that another association is working on that option as well so she will check into whether that will be possible.
 - Parcel Lockers: 3 scenarios were composed to choose from 8 boxes, 6 boxes in second, & 10 boxes were the 3rd option. Mark commented that the size of the parcel box is the main problem to overcome. Dee reiterated that option 1 is the preferred option. Dee asked if Amanda was familiar with the options they are considering. Amanda stated that Bill was working on this with the post office. She will need to get with him to find out what the results of that inquiry were. Dee would like to get this in place prior to the holidays.
- New Business
 - HOA Dues: Dee suggested putting the current due amount & frequency on the website. The point of this being no one could say they were unaware what was due & when.

CAM pointed out that the current residents are probably not looking at the website. This is mainly viewed by potential residents researching the community for a purchase. Dee also wanted to know if there was an incentive for paying the entire year at one time. She was thinking it may cut back on administrative costs. Linda advised that what is in the current documents (rules & regs) is what must be followed according to Florida Statute. The association is limited by what is outlined in their documents. Everyone gets notices & invoices. A discussion followed addressing a particular resident who is behind on his dues. Dee was in favor of waiving late fees. Linda B. advised it is hard to not hold someone who has been a member for years to a late fee when the late fees have been added to a new owners balance. Chas & Mark also stated that if it was them with a late payment they would absolutely be expecting to be charged a late fee. The fee should be universal for all residents & no concessions should be given for anyone. Late fees will stand.

- Vacant Lot Owner plans: Marilyn reminded the board that the community is on a nature preserve. Lot owners should be advised that the lot is to remain natural. Linda explained that the only documents in effect at this time are the covenants & by-laws. These can be further specified by the board in the composition of rules & regulations. This can be done by just the board without having to obtain a 75% approval from the owners. She suggested instituting a architectural committee to review construction plans. She recommended looking into the rules & regulations in effect with similar HOAs. The board discussed this topic. Chas verified with Linda that as long as the specifics being added do not go against the by-law or covenant in place that they can further define requirements or expectations of members in the community. To which she advised that was correct. Amanda will send out another association's rules & regulations for reference purposes. Dee will compose a word document that anyone in the board can add bullet points to.
- FireWise Meeting: The meeting took place on October 5th at 6pm. They will be coming to Hawk's Landing on October 26th. The time has yet to be determined.
- Annual Membership Meeting: The advanced notification is first at 30-days & then a second notice going out in 14-day. Dee would like to schedule for prior to the holidays. Dee would prefer to schedule an annual meeting for December 5th at 5:30pm. Notice

will be sent out immediately. This will take place at the Chamber of Commerce. A board meeting will take place on November 28th at 4pm to get prepared for the annual.

- **Maintenance:** The gates will be power washed as there is mildew present. Ramiro has this scheduled. The lights at the entry are activated by timer or photo cell. Scott will be asked to look at the settings. Sealing the asphalt at the entry should also be done. Joey Hoover will be asked to bid that. Jordan advised that the seal coating & asphalt millings are applied in relevance to the thru traffic expected in the area. He advised that these areas are well covered & have far less traffic then has been applied to withstand. The seal coating at this point would just be for aesthetic purposes. The concern of future need for an asphalt resurfacing is very premature. Dee was relieved to hear this. Marilyn would like to see the sign lettering back to black. They will look for older pictures to see what it looks like. Another area brought up by a member of the association was fencing. The end of the cul-de-sac which is not fenced & has had some outside traffic. The majority decided that it was not a big enough issue to worry about getting it fenced in. The problem with only putting a partial section of fence is that it can easily be circumvented. Mark stated they have more important things to use their money on at this point. Dee suggested getting a bid on a small run. A brief discussion took place regarding a dock for Lake Huckleberry. It was advised that it would be more cost effective & readily available to join the Lake Haven association for dock access to the lake. Dee wanted to know if this was something they should put on the website as well. Questions regarding a dock have always come up. Mark stated it would be a very costly venture. Linda advised they need to discuss with Lake Haven and see if that would be something they would allow. Dee to contact Lake Haven & see if approval would be possible. She is also to check on if there is an application form for dock access. Chas advised that the only links on the website that work on the financials for 2019,2020 & 2021. The minutes also work for a few dates but none of the other links take you to the information that is supposed to be there. Clicking the links only takes you to a blank document. Amanda to check.
- **Gates-Emergency Mode:** The fire department came out to recheck the emergency operation of the gate. Chas advised he had discussed the emergency mode responses

with Ray Brooker after the last incident. The wiring evidently was working backwards. He has since corrected the issue & they now work as expected.

- Gate Battery Back-up: Ray was putting a key in the box for emergencies in case the battery is dead & entrance/exit is needed.
- Lease Neighborhood Community Lamps/Posts: An email will be sent to Roland to check the status on changing out the remainder of the lamp posts which have burnt out. Some have been replaced with LEDs but some are still out.
- Comments: No additional comments were made.
- Adjournment: Dee adjourned the meeting at 5:24pm.