

Hawks Landing of Sebring

807 US Hwy 27 South
SEBRING, FL 33870

Board of Governors Meeting
July 8, 2022 – 10:00 am VIA ZOOM

Minutes

In Attendance:

Board: Roland, Mark, Dee & Chas

Members: Will Swaine, Kristy & Tommy Nguyen

CAM: Linda Boring & Amanda Carnahan

- Call to Order: Dee called to order at 10am
- Approve prior Board Meeting Minutes 12/30/2021: Dee motioned to approve. Mark seconded. Motion carried.
- Financials: Reviewed briefly by Linda. Questions requested; none were raised. A motion to approve made by Dee. Chas seconded. Financials were approved.
- Unfinished Business
 - Website update: Linda stated, waiting for new photos and hiring a photographer to do some drone shots. Chas suggested getting a price. Linda advised that the website would look more professional. Layout suggestions were offered to web design categories. Chas thought financials should have it's own category. Quarterly financials could be separated in a category. Dee agreed.
 - Parcel Boxes: Amanda had provided dimensions on parcel boxes for Amazon deliveries. Dee said a kiosk wasn't needed. Chas has spoken to Bill a couple times. Bill went on site to get an idea on available space. The maximum size 17x12x15. The cost would be \$115.00 per locker. Chas & Linda stated it would not be very big. Chas explained he envisioned just a large door put on the existing box which is also what Dee had in mind. Mark asked if changing the existing box would disrupt the delivery of

FedEx & other similar deliveries. To which, Chas stated it would not. The box would just be for USPS. A discussion on the union requirements for USPS now prevents them from going into neighborhoods for house-to-house delivery. Most associations now have the community box. Linda will advise Bill to change design to larger door, 1 - 2 preferably.

- Gate battery backup: Chas has discussed with Ray Brooker at length. The system isn't set up to keep the door open with a power outage. It will open & close until the battery backup is completely depleted. The system is older & you can no longer get parts for the board to change this feature.
- Gate keys: Chas no longer has a key to the gate. Ray advised he has several & would drop them off at Just Rentals, which they have not received. Linda stated she would suggest to Ray installing a lock box with a key in it. Residents would be given a code to access the key. That would eliminate having to distribute keys to the owners. This would be a temporary solution until other means have been put into place. Dee suggested having Ray demonstrate how to use the lock box & open/close the gate properly. Chas agreed that he has had difficulties with getting the keys to work. There are several different mechanisms used in gates & sometimes can be difficult. Linda will set a meeting with Ray. The optimum solution would be for the gates to open during a power outage.
- Outstanding HOA fees: Linda advised that several notices have been sent. No responses or payments have been received. Linda requested permission from the board to send out a final 30-day notice. Dee made a motion to send the 30-day demand. Mark seconded. Dee voiced her appreciation to CAM for the efforts that they have went to to clean up the delinquent accounts. AR report not in the packet. Linda will have Amanda print that out. Lot 35, the bank has too big a mortgage & will not foreclose. Amanda advised she had received an estoppel request for Lot 24 or 25 so she believes one of those will become current with the sale. The vote was called for & motion was carried to begin legal process.

- Lot 02-\$4509.40

- Lot 17-\$1200.00
- Lot 24-\$1228.80
- Lot 25-\$981.60
- Lot 35-\$19727.92
- Lot 43-\$1461.60
- New Business
 - Roads-saving: Dee would like to see funds put aside for the repaving of the roads. Linda advised in order to do that, they would need to either make changes to the budget or increase the HOA dues. Mark asked if Linda had had an estimate on top coating it to buy some more time before repaving was necessary. Chas stated he did not think an official bid had ever been done. Roland had spoken to Tal with Excavation Point. Tal had advised that he couldn't even give any hard numbers at this time but did state that the current roads should last somewhere around 30 years. Linda offered a quote for 5 miles of topcoat & sealing quoted to another association was \$150,000.00. To redo the roads, the repaving cost was \$500,000. That number may have gone up as well. It was given last year. The road was originally paved in 2006. If it lasts the 30 years would put repaving due in about 14 years. Roland suggested adding an amount to save for this project now. Dee would like to get a price on topcoat just for the gate area. She would like to keep the appearance of the entrance looking nice. Linda stated she would get a quote. Roland wanted to include the lights throughout the neighborhood. He has been in contact with Duke Energy regarding how these are charged. The kilowatts used by one is multiplied by the number of lights and the estimate is charged. These are basically on a lease which covers repairs & upkeep. This is currently in the \$600 range. The Duke Energy man stated that they could upgrade the lights which would cut the power charge by a third or better. The poles are in good shape.
 - Annual Meeting: A 30 day notice will be required. Linda will be out the beginning of August. Dee is unavailable the end of August. The

agriculture building was used last time. September dates & locations were then discussed. Linda suggested the Chamber location on September 10. The board agreed to check on availability. 10 am was the suggested time.

- Board Meetings-Zoom vs In person: Dee really likes doing the zoom meetings. The remaining members agreed it was the most convenient. The zoom method for meetings was kept as the preferred option. Dee asked how the community was notified in regards to the board meetings. Linda explained that the community members are given the same notification as the board members.
- Misc Neighborhood: Dee asked for any remaining subjects that needed addressing. Mark had spoken to Robbins regarding the addition of a plant-based border. Robbins had advised without irrigation to the area, traditional fencing would be the best option. Mark advised that there is building going on in the neighboring community which may eliminate the need for anything. The topic was decided to be tabled for a later time. Dee advised that the problems the Horneck's had been having seemed to have stopped with the development of a neighboring home. Roland stated he had requested additional patrols by the local police which seems to have helped also. The sale of an adjacent piece of property which had the completion of a survey revealed that the community fence appears to be well into the property line so this may become an issue as well.
- Comments: Linda advised there was still an outstanding bill for Robbins which is pending a deduction for the cost of the rock that had previously been paid for. Once the corrected bill is received that will be paid. Mark stated the lights in the gate area are staying on well into the morning. He does not know what time they come on. After the last power outage, he noticed them. He thought maybe there was a timer that needed to be adjusted. Chas said they should be on a power cell so that they would not need adjusting for Daylight Savings Time. Mark agreed that would be the best option for those lights. Linda stated the power cell may be in need of replacing. Ramiro will be asked to look iat it. Dee will be in touch with him. The attending members: Tommy Nguyen & Tim

Baker. Construction progress was offered by Tim. Amanda advised the irrigation timer has been destroyed by a nest of insects. The timer will need to be replaced. The next board meeting will be scheduled once Dee checks her schedule. She will email the board at a later time.

- Adjournment: Dee motioned to adjourn. Mark seconded. The meeting was adjourned.