

Hawks Landing of Sebring

807 US Hwy 27 South
SEBRING, FL 33870

Board of Governors Meeting
August 14, 2020 – 11:00am

Minutes

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

Call to Order: Dee made a motion to call the Meeting to order at 11:03am

Approve prior Board Meeting Minutes 3.20.20: Dee motioned to accept the board meeting minutes from 3.30.20. Mark second the motion. Motion passed unanimously.

Finances:

Linda went over the June (No quorum 7/17/20) and July financials with the board. Concerns about several people being behind. Linda has personally sent a letter to Guelf with no response. CAM has attempted several times to contact Guelf with no response. Linda has asked to do one more letter letting them know they will be turned over to legal. Board would like to temporarily block codes for those who are \$1500 or more in arrears. The board want the owners to contact the CAM office and then speak to them about their past due amounts. Linda would like to consult with an attorney about this, but she does agree a letter from the attorney would help. Dee was concerned about contacting legal about temporarily locking their code. She is concerned about a legal bill. Linda feels you can't lock someone out of their home, and she wants to see if this can be done. Motion passed unanimously. Dee motioned to send a 30-day letter to pay balance to those who are considerable late, or account will be sent to legal for collections. The motion was second by Roland. Motion passed unanimously. Mark motioned to accept the financials as presented and Roland second the motion. Motion passed unanimously.

Unfinished Business

Gate Repair Issues – Roland asked if other HOA's allow landowners codes and Linda confirmed another HOA only allows a gate remote, not a code for landowners. Linda will get a full package amount for this on the gate system and get back to the Board. There were concerns about codes being used by people who don't live in the community. There have been numerous cars being seen on side of road and people wandering the

neighborhood. Board would like a camera system that shows who's coming and going out of the community. Linda said to add a camera will cost around \$250 for full package. Chas made a motion to delete codes for owners who don't own a home at Hawks Landing but just own a lot. Lot owners can use their gate remotes to get into the community. Roland second the motion. Motion passed unanimously. Dee asked if they would be able to see even people with the gate remotes, who's still coming in. Chas said with a camera system they will be able to see this even on a report. Dee had concerns about the gate repairs. The gate operator can't be repaired so they have placed an order for another operator and will take about two weeks or so. Linda will follow up on this.

Lift Station Repairs – The amount is \$15k and is being shipped from Kentucky. Linda said they should expect the shipment some time next week.

Website – Linda is waiting on pictures and then uploading forms. Name has been done and once the gate is done more pictures can be taken.

New Business

Annual Meeting: Linda admitted CAM recently did an annual meeting via zoom recently and it was chaotic, especially when there is a vote needed. She is hoping we will get better at this. The Ag center is a good place to run the meeting and up to 50 people can be in the room for the meeting in the bigger room or use the smaller room up to 25 people. Chas would like to have everyone there to meet. Dee is concerned there may be some people who need assistance on how to use zoom. The cost is \$250 for bigger room and a deposit as well. Linda assured the board there will be social distancing and masks will be needed. The board is okay with a smaller room for \$40 plus they will need insurance. Linda advised the board the attorney will need to draft the amendments to their docs and is looking at 60-day notice to all owners. The board has agreed to have their first annual meeting on 10/17/20. Once the docs are in hand the board will need to meet to discuss before the 14-day notice is sent out to members for the annual meeting. Discussion was made about reserving on the board. Mark is willing to serve again but not as an officer and Chas as well. Dee thinks Chas and Roland can work this out together on being officers.

Entryway – Ramiro – Board has agreed for the increase of \$300 for the winter power wash. So, his bill will now run around \$1400 from \$1100. Chas motioned to approve this increase and Dee second the motion. Motion passed. Board wants an electrician. Linda will send an electrician. Board would like 3 quotes of the removal of 3 trees and redo center median. Linda mentioned Cutting Edge and Dillan Runner. Linda will look into this.

Mailbox – Better label system for mailbox

Insurance – Board is asking for quotes on Insurance. Linda will look into this and get back to the board.

Strip of HOA Land – Board discussed a deck and gazebo and to look at something like this for the future.

Adjournment

Roland and Chas made a motion to adjourn at 12:01pm