

Hawks Landing of Sebring

807 US Hwy 27 South
SEBRING, FL 33870

Board of Governors Meeting
October 14, 2022 – 10:30 am VIA ZOOM

MINUTES

In Attendance:

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

Members: Jordan Fairfield, Will Swaine, Timika Scott

CAM: Linda Boring & Amanda Carnahan

- Call to Order: Dee called to order at 10:34am
- Approve prior Board Meeting Minutes 7/8/2022: Dee motioned to approve. Chas seconded. Motion carried.
- Unfinished Business
 - Website update: Amanda shared the updates made to the website photos & minutes. Dee was very pleased with the look of it. Forms will be added to the website as well. Architectural standards have been published. She forwarded the link to Dee so she can distribute to members.
 - Parcel Boxes: Amanda to contact USPS again on locks for the parcel box. No time frame to report currently.
 - Gate update with Ray: Linda advised they met with Ray yesterday & basically the arms at the gate are beyond repair. She advised the estimate for one set with back up battery is \$7,000.00. The group that met with Ray had agreed to having a key available for emergency use during a power outage. Dee has reservations about this but deferred to the decision agreed upon yesterday. Dee made a motion to move forward with 1 set. Linda will look at the financials. Once looked into, Linda advised to roll over the ending balance for the year into a Capital improvement fund which would leave the monies in the contingency fund for unexpected costs. Dee

motioned to move forward on the gate. Marilyn seconded. Motion carried.
Linda will have Ray order.

- New Business

- Debris pick up: Amanda has been working on getting the county a right of entry code. The area is not on a scheduled stop, they have not yet provided a time frame. The only instructions given to date are to bag leaves & small debris to be added to regular waste pick up if possible.
- RB Lawn cleaned up all the debris-Thank you gift? Dee made a suggestion to recognize the efforts taken to clean the entryway area. RB Lawn took pride in their work & she believes it should be rewarded with maybe a thank you card & gift card for lunch possibly. After a brief discussion, Dee made a motion to send a thank you card with a \$100 gift card. The motion was seconded by Marilyn. Motion carried.
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- Small sign at entry gates about solicitors/private property/no trespassing: Linda advised that signs really do not deter solicitors, etc. If they want to get in the community. They will find a way.
- Cut back some overgrowth on driveway leading to lake: Dee sent pictures to the board of the path conditions. This may be something to put on the 2023 budget. Evidence of possibly homeless individuals “camping” in that area. Pictures were taken at 8am to show the current look of the area.
- Obtain an estimate to remove the junk camp from the path leading to the lake. RB Lawn could be asked to give a quote. Amanda suggested even moving items out to include with the hurricane pick up may be a more economical way to address the area at this time. Dee was afraid some of the larger items (couch, chair) would not be removed. Amanda stated she would confirm with county but believes ALL items out as hurricane debris will be removed. Jordan suggested making a decision to approve estimate for X dollar amount so the work does not have to wait for a month before approval is given to begin. Dee will email Deputy Hoagland to see if they could come out and check the “tent” structure for person or persons living

within. Dee will reach out to him again. Ramiro will be asked to quote removal of debris.

- HOA Website Status: Previously reviewed
- Free Standing mailbox unit: Lower left was open. Dee was wondering if it was broken & if anyone had looked at it. Amanda will look at it today.
- Parcel locker inserted into the existing brick structure
- Road at Marks end of neighborhood: The drive that leads to the lake on Hawk's circle is very uneven. Budget constraints prevent any actions currently. Dee would like to get an estimate on repairing. Mark advised that estimates are only good for a few weeks or months. An estimate at this juncture would only be for a ballpark figure.
- Entry sealing: Joey is coming out to do the sealing of the entry. Linda will ask him to look at the drive to the lake. Jordan advised that an estimate will be very vague as repairs, milling, and options of that nature depend vastly on depth & length of a specific area. He just offered that information for reference on this topic. Jordan's observation is the road has several years before sealing would even be needed. Dee was relieved at this opinion. She asked if he could give a ballpark idea on the life expectancy of the roads & a price point for repairs today. Jordan stated sealing wouldn't be needed for 10-15 years. Re-milling versus sealing is vastly different costs. Re-milling would be a six-figure number. Linda stated in her community to repave roads it was 120,000-130,000 per mile.
- Chain link fence estimate: Dee, again not looking for immediate action, wondering if an estimate should be obtained. Linda advised that an estimate would only be useful for a budget wish list to prioritize items that will eventually need to be repaired or upgraded.
- Light poles in the neighborhood: Roland has been working on this but had to leave the meeting.
- Comments: Nothing additional to discuss
- Adjournment: Dee adjourned the meeting at 11:32am.