

# Hawks Landing of Sebring

807 US Hwy 27 South  
SEBRING, FL 33870

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## Board of Governors Meeting

September 30, 2019 – 11:00am

### MINUTES

Board Members Present: Deidre Dickson, Chaz Elliot and Mark Latta  
CAM's Present: Linda Boring and Jillian Febres

#### **Call to Order: Deidre Dickson called the meeting order at 11am**

Approve prior Board Meeting Minutes 7-25-19: Mark moved we accept the previous meeting minutes and Chaz seconded. Motion passed unanimously

**Approve 2019 financials:** Linda went over the financials. Went over the profit and loss based on what has been expensed out since the beginning of this year. Linda went over aging. Informed the board of the foreclosure on Williams – will need to be write off of \$1854.40. Linda advised to send over to TJ to inquire about this. Informed the board the delinquents will have within 45 days to pay their fees. Linda asked for a motion for the following below for an intent to lien:

- ❖ Allison - \$1,483.20
- ❖ Stein - \$6,452.00
- ❖ Gresham - \$15,211.92
- ❖ Tax Ease - \$2,724.00

Dee made a motion to turn over the delinquent's to TJ Wohl for intent to lien and Chaz seconded the motion. Motion passed unanimously.

Dee asked if we need a motion to ask TJ to send a letter to Clifford, Linda believes a vote is needed. Dee made a motion and Chaz seconded the motion. Motion passed unanimously.

#### **Unfinished Business**

- Gate Issues – Dee explained she left messages with Brooker and has not received any phone calls in 2018 and now as of today Dee explained Delaney has not called her back. Last she spoke to him it was going to be around \$300. Linda said she will reach out to him herself. Linda has not heard a word back from Main-gate on an estimate. Dee has called Main-gate on another question as well and received no response as well. Mark asked if there is another company and Linda said no there isn't. Linda said let's start on Delaney first and she will reach out to him and then Brooker as well. Mark asked about another company in Arcadia. CAM will research if needed. Mark said we should also consider a wish list on other things that are possibly necessary for the Associations.
- Lift Station – Chaz explained the lift station is backing up – both switches were manually turned on and it needs to be done 2 times a day. Amtrak Electric gave a quote on the lift station and then he called Air and Electric and asked if they can do a quote. Danny called Josh Turner and it ended up being a float issue and fixed it. However, there is more to the problem since it has been struck by lightning and the chase was never properly sealed and now the panel is corroded, and male adaptors

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are cracked and the check valve on the city line is not working like it should and it pushing back into our system, however, this is our responsibility and Josh will give us a quote on all of this. Chaz says he would like Linda to contact Pugh Electric but right now the float issue needs to be attended too first.

- Web Page – Linda received an estimate and explained the estimate given of \$750. Dee believes this is a good estimate, but other things need to be taken care of first. Maybe the first of the year. Chaz believes when they talk about an assessment this will be a good idea to bring this up during the membership meeting. CAM will be uploading things onto the website once it's all setup. This can possibly be looked at in January.
- Delinquent Association Fees - Resolved in financial sections
- Information for Clifford Rhoades - Resolved in financial sections

## **New Business**

- Parcel Boxes – Discussion was made on the mailboxes they currently have and how the one mail woman is too short to see the top boxes and their addresses, and all mail has been going to the wrong people. Suggestions were made on how to fix this, but none would help not even a step stool due to possible liability. Mark suggested since there are only 8 people living there possibly placing them all on the same level. Dee suggest a deeper dive and chat with the postmaster for some suggestions and go online for suggestions to present at the member meeting. Mark suggest 20-25 reasonable sized boxes (dimension friendly) and coordinate with the post office. CAM will look into this.
- Financial Presentation to members – Linda suggests setting a date that they were comfortable with and have TJ come to a meeting as well. Linda will talk to TJ about Cliff first – There will be a waiting period around 30 – 45 days. Linda will see financially where they are at till the end of the year. Also, paying fees one time a year was discussed.
- Special Assessments (to discuss) – At the next general meeting a heads up will be needed to let the association know. A date for a member meeting needs to be set and Board Member meetings. Prioritize what's needing to be done (Repairs and maintenance). Chaz suggests a proposed before and after budget as well. This will give reason to the association why they are assessing.

Meeting Adjourned: Dee adjourned the meeting at 12:12pm