

Hawks Landing of Sebring

807 US Hwy 27 South
SEBRING, FL 33870

Board of Governors Meeting
September 30th – 11:00am VIA ZOOM

MINUTES

Board Members Present: Chas, Dee, and Mark.

CAM Members Present: Linda and Jillian

- **Call to Order:** Dee called the meeting to order at 11:01 A.M.
- **Approve prior Board Meeting Minutes 8/14/20:** Dee motioned to approve the minutes. Chas seconds the motion. Motion passed.
- **Finances:** Linda went over the financials with the board. Budget is in good order. Jillian stated she has received some calls about owners making payments and she will update the board at the next meeting. A question from the board was asked about the lien process and how many days they had to pay. Linda explained once an initial legal notice is sent to the attorney for non-payment the owner has 45 days to make payment or a lien will be placed. Nelsons and Carruthers are the individuals who have reached out to make payments. Dee motioned to send those with non-payment of 45 days or more and have not set up a payment plan previously with the board be turn over to the attorney. Chas seconds the motion. Chas motioned to accept the financials. Mark second the motion. Motion passed.
- **Unfinished Business**
 - **Annual Meeting:** The annual meeting will be held as a zoom meeting at the Ag Center. TJ will be attending the meeting.
 - **Insurance:** Highlands County Facility is requesting that there be insurance in order to rent the Ag Center. Dee motioned to pay the full balance of \$549 for the Ag Center. Mark second the motion. Motion passed.
- **New Business**
 - **Amendments-** Linda went over the amendments with the board. Amendment of the docs will require 75% of proxy to be signed and notarized. Dee motioned to approve the process of amending the docs. Mark seconds the motion. Motioned passed.

- **Comments:** Chas inquired about the status of the arm for the gate. Due to the company sending the wrong part to fix the arm of the gate, we are still waiting on the correct part to come in. Dee inquired about the FAAC controllers receiving ongoing maintenance to keep them in service. There is no ongoing maintenance but the operators are good and Brooker is doing servicing as needed. They would like to have the backup battery tested. Once the part for the arm is in, Brooker will re-check the backup battery. Chas needs admin access to the website (portal). Chas mentioned that the coverage on the key fob requires you to be right at the gate for it to work. Dee would like the call box to have insurance however; will have to determine the value of the pumps. It will then be submitted to the insurance company for approval. Dee also mentioned having balusters installed to protect the callbox. Linda will follow-up with Brooker Fence on concerns. The board had mailbox concerns and would like to look into getting new ones.
- **Adjournment:** Dee motioned to adjourn at 12:18 P.M.