



Hawks Landing of Sebring

ANNUAL MEETING
December 5, 2023
Sebring Chamber of Commerce
202 Circle Park Dr, Sebring, Florida 33870

MINUTES

In Attendance:

Board: Chas Elliott, Dee Dickson, Mark Latta-via Zoom& Marilyn Baran

Members: Eric & Carolyn Dehlinger, George & Betty Lance, Tim Baker, LaVaar Scott, Mary Claire Hoy-proxy & Lew Carter- proxy

- I. Certify Quorum/Call to Order: Dee calls the meeting to order at 5:35 pm, Chas seconds.
NO QUORUM WAS MET.
- II. Approve 2022 Annual Meeting Minutes: NO QUORUM WAS MET.
- III. Financial Report:
 - a. 2023 Financials: Chas and Dee reviewed the financials. Chas explained the history of how the current board was established, as well as the hiring of Just Rentals LLC after the developer turned over the development.
 - b. 2024 Budget: Chas explained the categories and the plans for moving forward perhaps for a special assessment or increase HOA fees.

Just Rentals LLC
Management Office
807 US HWY 27 S
Sebring FL 33870
863-471-0078



- IV. Report from Board: Chas discussed the need for a quorum and why there is no quorum met at this meeting. Dee discussed the current board members. Amanda and Linda inform the group that there is no quorum met to make any changes to the board. Dee talked about new power gates, large package deliveries, Hawks Landing of Sebring website, powering washing of the entryway surface, and coping grass in yards that are a safety risk for the animals and fire hazard. Chas informed everyone about the landscaping at the entryway, the condition of the roads in the development and the cost to resurface them. Marilyn discusses the golf carts, ATVs coming into the development through a road in the back of Hawk's Landing destroying the grass. Waiting for a quote to erect a fence with a sign indicating "Private Property". Dee reviews a form that can be used to have an issue addressed and discussed at future meetings. The form will be available in 2024.
- V. New Business:
- a. There are three candidates for the Board, therefore there will be no election, and these will serve for the coming year. Board members for the coming year will be Deirdre Dickson, Mark Latta, and Marilyn Baran.
- VI. Member Concerns: Dee asks for any questions or feedback.
- VII. Adjourn: Dee makes a motion to adjourn, seconded by Mark Latta.