

Hawks Landing of Sebring

807 US Hwy 27 South
SEBRING, FL 33870

Board of Governors Meeting
November 28, 2023 – 10 a.m. VIA ZOOM

MINUTES

In attendance:

Board: Mark Latta, Marilyn Baran, Dee Dickson, Chas Elliott & Roland Bishop
Members: Jordan Fairfield
Amanda Carnahan
Linda Boring, CAM

- Call to Order: Motion to call the meeting to order by Dee Dickson; seconded by Mark Latta.
- Approve prior Board Meeting Minutes 10/12/2023 motion made by Dee Dickson to approve the board meeting minutes; seconded by Mark Latta. Motion unanimously carried.
- Financials-October: Chas stated that the financials look good to him. Motion to accept October financials as documented was made by Chas Elliot, seconded by Mark Latta. Motion unanimously carried.
- Unfinished Business:
 - Entry Lights: Dee stated there were no entry lights, the area was dark A discussion was brought on by Chas. Amanda stated that Scott was not available to check it out and she was going to contact Joel from Electric Unlimited to look at them. Chas suggested it may be a photocell or timer issue. One Duke light is out on by the stop sign, Amanda will report it to Duke.
 - Entry Top Coating: Started and looks fantastic. Roadways have no feedback yet. Mark spoke with Casey, and he said that things are moving along ok. Casey will ride around to find areas that need repairs and report to the Board. Marilyn indicated there was a big pothole across from Harnick's house, the first house to the left.
 - Fire Wise Status: Discussing at the Annual Member meeting, email addresses and contact information were requested. Dee discussed concerns about the cogon grass to be cleared by vacant lots. What is the expectation from the owners of the vacant lots? Linda informs the Board that if there was nothing in the Docs about the vacant owners' responsibility, the Board could not hold them responsible. What are the maintenance requirements for vacant lot owners?
 - Mailbox Parcel Lockers: There are two big empty mailboxes that are being used to deliver large boxes by the mailperson. Dee suggests putting locks on these boxes with everyone getting a key to those boxes. Chas questions the approval of putting in the mailbox inserts from the previous meeting, which was to be four on one side, two on the

other. An estimate of a couple hundred dollars was given last time. Amanda to speak to her person at the post office to get this resolved or at least get keys for the boxes.

- New Business:
 - Fencing Plan: Roman put up a fence with “Private Property, No Trespassing” at this pathway right into the property. Lots of traffic of 4 wheelers and ATVs going through there. Perhaps getting a quote from Dove’s Fencing for a black chain link fence for this area. All agreed this would be a good start. Roland to contact the chief of police for his suggestions.
 - Preparation of Annual Member Meeting: December 5, 2023; Dee reviews the agenda items for the Annual Member Meeting. Discussion with Linda regarding the HOA payment methods. Linda to check into the cost of ACH payments setup.
 - Discussion on increasing HOA fees for roadway repairs and maintenance. Dee reviewed Chas’ suggestions for HOA fees’ increase. A 14-day notice to residents is required to make change the HOA fees.
 - January HOA Board Meeting: not addressed.
 - 2024 Budget: not addressed.
- Comments: None made.
- Adjournment: There being no further comments, discussions, or business to come before the meeting, upon motion duly made by Dee Dickson, seconded by Marilyn Baran, and unanimously carried, the meeting was adjourned at 11:00 a.m.