

HAWKES BLUFF HOMEOWNER'S ASSOCIATION
Zoom Board Meeting

Date: 17 November 2025
Directors Present: JP Goshgarian, Mo Christie, Odalys Rodman, Angel de la Rosa, Jim Gibbons
Directors Absent: Kelle Green, Richard Bouabdallah

Meeting was held on Zoom & called to order by JP at 7:03pm
– Mo took minutes in Kelle's absence

President's remarks

JP is looking forward to his role & thanked everyone for being board members – finds this association accommodating & not too intrusive like some – looks forward to working with everyone on the board

Previous minutes

After discussion of the annual meeting minutes Mo & Kelle will work on revising these minutes to clarify election of new president since these minutes will need to be presented to the bank in order to update the account to remove Mitch & add JP as authorized signature

Treasurer's report

Bank balances as of meeting date:

Checking	\$27,724.54
Reserve	\$1057.75

Late fees – Ody received calls from 10 people who said they did not get second notice – 2 notices were wrongly sent to people who had already paid – discussion of THR Property Management who own 3 properties in the community & pay weird amounts – often quarterly – Ody & Mo need to look back in prior Treasurer's records regarding payments for these properties & monies due. Ledger of unpaid properties cannot be sent to attorney yet as it has not been 30 days since last notice was sent - JP plans to introduce himself to association attorneys in coming weeks

2026 Budget discussion

2026 proposed budget needs to be finalized & distributed to the community (by email or mail) along with quarterly meeting notification prior to the in-person quarterly meeting in January. Typically the board holds a couple of meetings to determine & agree on the budget in December & early January. Lots of discussion about availability to meet since Tuesdays are bad for Ody who needs to be present for a budget meeting. First budget review meeting now scheduled for 15th December at 7:30pm by Zoom – a second budget review meeting tentatively planned for Monday 5th January. The in-person January quarterly meeting is currently scheduled for 27th January at Fire Station Community Room – date may be revised based on availability of meeting room on nights other than Tuesdays

Note: Ody will need a list of all vendors we deal with for budget preparation – such as electrical, fence repair, PanAmerican, Town of Davie (police patrols/meeting room), storage unit, mail box, holiday lights, etc...

SunBiz site

Details on the Sunbiz site need to be updated to reflect JP as association President – Mo to handle

Discussion

Out-of-control speeding, ATVs, dirt bikes, other traffic issues & our extra police patrols

Meeting adjourned 819pm

Next meeting by Zoom at 7:30 on Monday 15th December – primary purpose = 2026 budget