

Hawkes Bluff Homeowner's Association

Monthly Meeting via ZOOM

Date: March 24, 2026

Directors Present: Mo Christie, Angel de la Rosa, Kelle Green, JP Goshgarian, and Richard Bouabdallah

Officers Missing: Odalys Rodman, Jim Gibbons,

Meeting was called to order at 7:41

JP

Status of HOA insurance was renewed on 3/6 policy was secured. Northfield discontinued for non-renewal due to pending litigation of sidewalk. And didn't renew. Because of flag new policy will be \$10,000 more which will affect budget. We will need to wait 4 months before we can get money back. Need to get inspection of a property Angel will help inspector with that.

Litigation claims the HOA is responsible for the person tripping and falling while being injured. Also brought against the town of Davie and FPL.

Deposition before trial is set for April 21st and will discuss more at next meeting.

After May we can start to look for cheaper insurance for the HOA

Mayor to be at next meeting will add note on website to homeowners encouraging them to attend. An email will also be sent out reminding homeowners. City manager, the city attorney and councilman will also attend.

Angel to deal with trees blocking the lights.

Mo to draft email for Richard to post to website for homeowners.

Still trying to get in contact with Parcel A, sprinklers are going on at 12pm

Andrea is to send report monthly to all board members

Ody's report read by Mo current balance is \$104,372.18 with \$1,057.78 in reserve.

Checks were returned, return fee must added to bounced checks.

Mo will put together a newsletter to send out with extra days for homeowners to know about meeting

April 28th next meeting at fire house

Richard nothing to report.

Kelle, nothing to report

Angel landscaping and lighting are all up to code and finished.

Current Business

Homeowner sent email complaining about his sidewalk needing to be cleaned stated that covenants do not state that homeowners are responsible to clean them

Robert on Lancelot Lane

States that HOA needs to follow through with the rules and regulations as far as when homeowners are given letters to fix something they need to be held accountable

Discussed Andrea needing to follow up more, working as a team to stay on top of violations

Homeowners should be receiving 3 letters as follows:

1. Courtesy letter 30 days to comply
2. Certified letter 15 days to comply.
3. Presidents letter, then to attorney and may begin lien process

Three homes still owe dues for 2024.

Need to check if attorney fees can be recouped from letters sent to homeowners

Mo to discuss the breakdown of the attorney fees to JP

Meeting adjourned at 8:41