

**HAWKES BLUFF HOMEOWNER'S ASSOCIATION**  
**Annual Board Meeting – Fire Station Community Room**

**Date:** 28 October 2025

**Directors Present:** Mitch Issa, Mo Christie, Odalys Rodman, Kelle Green,  
Angel de la Rosa, Richard Bouabdallah

**Directors Absent:** Pam Behan

Meeting was called to order by Mitch at 7:36pm  
- Previous minutes were approved

**Committee Reports**

Pam Behan - Director of Violations - nothing to report

Kelle Greene – Recording Secretary - nothing to report

Odalys Rodman - Treasurer's report

- \$26, 810.30 Balance, amount sufficient until 2026
- Fence repairs for 7 houses were allocated in budget, only 3 were fixed.
- Late fee letter for HOA fees is not sufficient legally, new letter to go out. 66 homes are still not paid from 2025 and 3 from 2024. 30 days will be allowed for payment of final notice – after which we can ask the law firm to put a lien on the property of any homes not paid. The lawyer will need details of all homes not paid. Mo to revisit prior year non-payments.

Angel de la Rosa - Beautification and Landscaping

- 3 damaged palm trees were removed, need new lights on Stirling Rd entrance, north end will need some as well. Julie (PanAmerican) will be trimming trees preparing for holiday lights. She already pressure cleaned sidewalks in common area.

Richard Bouabdallah - Construction Approvals

- Holiday lights should be going up between Nov 15-23, we are contracted with current company for 2 years. Asked to add additional lights to trees at north end - would be an extra \$1600.00.
- Motion to add additional lights was approved.
- Halloween night - police detail will be here from 6pm-10pm

Mo Christie - Vice President

- Mailed announcement of this meeting to the 60 people who have not opted in for emails
- Will produce newsletter with the new board members & send website updates

Mitch Issa - President

- Mitch is leaving the board

**Old Business**

- Still need to work on removing maintenance of fence along homes backing up to I-75 from the covenants – follow up needed on provision for Parcel A approval of changes too
- drafted language for covenant changes to be by over 50% of community instead of 2/3 - was approved by attorney
- still need a vote for covenants to be changed

**New Business**

- Need to transfer information to new board / new president

**Candidates for the board**

- board members (other than Mitch) introduced themselves plus new candidate JP Goshgarian

**Open Forum** (while votes counted)

- Metal roofs have to be allowed in the community (per the new FL statutes) so we need to include language in the covenants about which types will be allowed
- Asked how often Joyful homes is inspecting homes in the community for violations -

**Election results**

John (JP) Goshgarian was voted in along with previous board members:  
Mo Christie, Kelle Green, Odalys Rodman, Angel De la Rosa, Richard Bouabdallah

Board members were asked to remain behind for a quick meeting to determine positions on the new board - annual election meeting was adjourned at 8:15pm

**Meeting after the annual meeting**

At a quick meeting of board members after the annual meeting all the prior board members were happy to retain their current roles & JP Goshgarian was elected Association President

Final meeting adjournment at 8:28pm