

Hawkes Bluff Homeowner's Association

Annual Budget Review Meeting in Person

Date: January 7, 2026

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

Meeting was called to order at 7:37

First order of business was the discussion on the payment of the holiday lighting. Deciding a November installation was a must, Jp to meet with them to decide on a discount. We will only sign a 2-year contract.

Decided Richard and JP will meet with the lighting company, meeting will entail asking for a discount on original contract.

Neighbors had emailed the HOA requesting no right on red at Griffin and Dykes light. Was stated that it is a traffic department issue and not an HOA issue. Residents asked about a community wide Garage sale.

Christmas light judging should be voted on earlier, discussed adding it to website so residents know when to make sure light are up.

Still waiting on estimate for lighting at Stirling entrance moving from the east side to the west side.

Ody- Treasurer

Discussed the whole spreadsheet of the budget. Describes what each category stands for.

Directors and Officers, liability and Umbrella Insurance combined renewal is in March 2026

Ody will email all insurance info to JP to go over appraisal for any additional insurance may be needed.

Jim Proposed adding addition police details in the neighborhood that would only cost the community an additional \$1800 to community.

Need to add more money to budget for Holiday lighting and Insurance.

Proposed budget should be uploaded to website for all residents to go over.

Kelle left meeting at 9:15

Budget meeting minutes continued by Mo after Kelle needed to leave.

Mo to send Richard an update for the website regarding meetings.

Once proposed budget is final Mo to prep January Quarterly meeting mailing for homes without email addresses & to send Richard details for email notification about January Quarterly meeting.

Ody noted that the 3 properties owned by THR Properties are in default having paid less than the amount owed for annual dues.

Mo to send Richard details of how much late payments are & how determined.

Meeting adjourned 9:25pm