

HAWKES BLUFF HOMEOWNER'S ASSOCIATION
Zoom Board Meeting

Date: 23 June 2026

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

Meeting was held on Zoom & called to order by JP at 7:34pm once we had a quorum

- Mo took minutes since Kelle was not available at the start
- other board members joined as the meeting progressed

Motion to approve April minutes made, seconded, approved

JP discussed his emails regarding follow up with the Town of Davie & the various items in the email from Town Administrator Richard Lemack – Town responses in *italics*:

- Road Striping at Griffin & Volunteer - per Richard's email this is handled by Broward county who were made aware. *Broward County Traffic Operations is evaluating the request. Town staff will monitor Broward County's review and follow up until the work is scheduled and completed.*

- Traffic Cut-Through and Speeding Concerns - Residents reported during morning school-zone hours. Davie Police Department requested specific dates, times, and locations to evaluate enforcement options - HBHA to provide information

- Mosquito Control – requested treatment around community – *Mosquito Control District and they conducted night aerial spraying from June 6 – 9, 2026.*

- > Jim observed that mosquito control will come out & test what mosquitos we have in the community

- > Mo noted to include an item about mosquitos & not having any standing water in next newsletter

- > It was also suggested to add a form on the website to request mosquito control to come out

- FDOT Maintenance – I-75 wall and adjacent area - *FDOT has placed this area on their maintenance schedule and the necessary maintenance is occurring.*

- > JP confirmed this has been done

- > question was raised as to whether FDOT will also pressure wash wall

- Drainage Concerns - *collapsed drain near Stirling Road was reported as a Broward County responsibility and they have been notified. During the review, Town staff identified a debris-covered yard drain at the northwest corner of Hawkes Bluff Avenue and scheduled cleaning.*

- Roadway Surface Conditions – Hawkes Bluff Internal Roads - *The roadway resurfacing project will be submitted as part of the FY2027 Capital Improvement Program for Town Council consideration.*

- > Angel mentioned finding out when the budget meeting regarding this would be

- Flock cameras – seems these are VERY expensive & not feasible for us

- Dykes / Griffin & U-turn issues - *Engineering contacted the Town of Southwest Ranches regarding the U-turn/right-turn conflict at Dykes Road and Griffin Road. After support from the Southwest Ranches Town Engineer, Davie Engineering sent an email to Broward County Traffic Operations to review and extend the right turn restrictions during the left turn westbound movement*

- > Jim contacted them to follow up (doubts anything will happen)

- Sidewalk Repairs and Tree Trimming - *tree trimming remains the property owners' responsibility; however, contractors began sidewalk repairs in May*

- > Next newsletter to include a tree trimming reminder

New topic - discussion of violations

Letter was issued to the home with 2 boats

No action will be taken on the Scooby Doo van (which has no commercial signage)

A homeowner had poured a pad to park a golf cart on - whether this was allowed was questioned - maybe it's a Town of Davie code Enforcement issue?

Homeowner on Roundtable has been cited twice already regarding a temporary structure – will be turned over to the attorney for further action

Hawkes Bluff Avenue home cited over driveway/sidewalk/gates – but now has no fence & has a pool
Carriage Court home needing pressure cleaning also send to attorney
Surrey Circle home also send to attorney
We will need to recover the attorney fees involved in these actions & we need attorney to let them know we could potentially lien home if not paid

Insurance – JP will contact the insurance guy to see if we can get better coverage now

Holiday lights – Richard will shop around & also ask his landscaper – Ody suggested Manny the electrician may also have someone – she will check & put them in contact with Richard.
JP would like a company to be under contract by the end of August

July 4th – need to remind folks via website / newsletter to be safe with fireworks & to clean up after – we will have one of our police details that night

Revisiting covenants – JP, Mo, Angel & Jim will get together to go over several proposed changes – especially since we now have to allow metal roofs but we need to regulate type & colors – we should start by addressing this in the Rules & Regulations since amending the Covenants will take a while – a draft proposal to amend the Rules & Regulation can be discussed at the July meeting based on the thoughts Richard provided

JP asked who monitors the association email – while this should fall to the Recording Secretary it is more often Mo, Ody, Richard – note that any board member can do so...

JP asked about the July Quarterly meeting – Richard will not be able to attend as he will be away, Angel may not be able to attend, Mo / Ody / Jim / Kelle should all be able to attend

Website & newsletter should mention July meeting, also remind folks about not parking on sidewalks

Ody provided a Treasurer's report

- primary account has \$113,051 but many commitments for funds late in the year – like insurance
- need to follow up on 2026 unpaid association fees
- several homes still unpaid for 2025 – JP will send these to the attorney for collection
- discussion of one active military resident who we cannot seem to reach – follow up needed
- accountant has processed 2022, 2023, 2024

Meeting adjourned at 8:48pm

Next meeting is the Quarterly meeting at the Fire Station - Tuesday July 28th – 7:30pm