

Hawkes Bluff Homeowner's Association

Monthly Board Meeting in Person

**Date:** December 15, 2025

**Directors Present:** Mo Christie, Angel de la Rosa, Kelle Green JP Goshgarian, and Odalys Rodman

**Directors Absent:** Jim Gibbons, and Richard Bouabdallah

Meeting was called to order at 7:31

Reviewed previous minutes,

Motion to approve October and November minutes

Minutes from January 2025 to present need to be sent to Richard to put on website. Also, physical copy of minutes need to be retained indefinitely to storage.

**JP Goshgarian- President**

All estoppels to do have been completed by Mo. In the new year Mo and Kelle to get together to learn estoppels

5700 estoppel paid

5421 estoppel waiting for payment

5340 estoppel aid

5230 estoppel paid

JP emailed new information on estoppel and would like them completed with in 10 days after request is made.

JP will amend annual report on sunbiz to switch from Mitch Issa to JP. Mitch's old email is needed in order to switch. Will change the email to our Hawkes Bluff Email.

Various homes need to be sent to attorney about violations. Will wait till beginning of new year to send. Need to review process for compliance. Rules may need to be applied.

Discussion on next meeting for budget, date for budget was set for January 7, 2026

**Odalys Rodman – Treasurer**

Balance 30,439.36

Reserve 1,057.75

30 homes still have not paid annual fees, need to look into website to add late fee on it.

If we will be putting liens on homes, the attorney budget needs to go up to cover costs

Ody and JP to go to bank to add Jp's signature to account, also a \$10.00 charge that is on account

Board members will go over proposed budgets from previous years 2024 and 2025 to prepare for new budget

**Mo Christie – Vice President**

Holiday decorating contest will consist of 3 categories, judging sheets were emailed out and need to be completed this weekend

Mo purchased home depot gift cards and signs for the contest. JP and Mo will give out prizes to winning homes.

A physical paper will go out for the December news letter

Parcel A is supposed to pay electric for they use. No payment has been received for the last 4 years, they were supposed to pay 10-15% of electric bill. A follow up with the Parcel A president.

Ody to review FPL bill

Angel to Check with the electrician to see the cost of putting in our own meter, to get away from Parcel A

**Angel de la Rosa**- Director of Beautification and Landscaping

No new news to report

JP will call public works about the roads looking so bad and with so many pot holes

**Richard Bouabdallah** -No report

**Jim Gibbons** -No report

Meeting adjourned at 8:29