

Hawks Pointe Board of Directors Meeting
Tuesday, August 27, 2015
Enterprise Learning Academy Library

Present: Nisha Beharry, Sandy Lain, Wayne Seibold, and Kathy Melton representing The CAM Team.

Homeowners Present: Dick & Tanyia Williams; Ed Takio

Meeting called to order at 6:04 p.m. by President, Nisha Beharry. A quorum was present.

Minutes:

A motion was made by Sandy Lain and seconded by Nisha Beharry to waive the reading and to approve the minutes from the May 19, 2015 Board of Directors meeting as written. None opposed. Nisha signed the minutes.

Financials:

The financials for July were emailed to the Board in advance of the meeting. Sandy reported that the balances as of July 31, 2015 were:

Operating Account	\$ 84,229.49
Money Market Account	<u>\$ 24,626.83</u>
Total Funds	\$110,856.32

Management Report:

Collections are going well. Thirty-eight (38) homeowners owe for at least one year of assessments. Total collections are approximately \$10,000 ahead of the same time last year. Outstanding receivables are approximately \$14,000 less than at the same time last year. Courtesy letters were mailed to homeowners in July.

The July 2015 Collection Tracker was discussed in detail. A motion was made by Nisha to approve the requested actions to file twenty (20) Notices of Intent to Lien and five (5) Liens. Sandy seconded. None opposed. There have been five (5) new owners since the May meeting.

The most recent Violation Tracker was provided to the Board and discussed. The Board approved the requested actions to refer homeowners with continuing violations to the attorney for further action.

An ARC request to paint a front door has been submitted. After discussion, the request was approved.

Old Business:

The fence on Collins Road has been completed. The Association split the cost of the fence with the City of Jacksonville. A thank you note was sent by Sandy Lain to Councilman Love's office on the Board's behalf.

Upgrades have been made to the camera system at a cost of \$1898.00. A HD camera in the park is out, but will be replaced under warranty. The time has been adjusted on the cameras.

New children's playground equipment has been installed. The attorney is still corresponding with Quitele concerning replacement of the slide under warranty. Shelves have been assembled in the storage building. Nisha offered to research what can be done to clear out the far back area of the park. The Board also discussed developing a five-year plan to make improvements to the current open playground area, including installing sod and adding exercise equipment.

A quote was received from Seacoast Fence and Home to repair several areas of fence in the park and to adjust several of the gates - \$1,039.00. The Board requested that the quote be itemized, and that the quote include removal of the pedestrian gates. A letter will be sent to a homeowner who has tied a rope to the Association's fence at the back of the park.

The condition of the ponds was discussed. The pond company will be contacted to make a follow up visit to several of the ponds. In addition, the technician will be asked to leave a card on Nisha's front door whenever he is out in the neighborhood to treat the ponds.

New Business:

A Movie Night featuring Big Hero 6 will be held for residents on Saturday, September 19th at 7:45 pm. A postcard announcing the event will be mailed, and residents will be asked to RSVP via the website. The City of Jacksonville will be contacted to spray the area for mosquitoes. Water and snacks will be provided by the Association.

A welcome packet is mailed by Management to new homeowners, and includes a copy of the Covenants and Restrictions. The Board reviewed a sample welcome packet and is considering adding additional information. The Board asked that the "Authorization to Use Email" form be included with the annual billing of assessments in December.

Sandy requested that a link to the Hawks Pointe Facebook page be included on the website. After discussion, the matter was tabled for a future meeting.


The Annual Meeting will be held on Tuesday, October 20th at the Enterprise Learning Academy Cafeteria at 6:30 pm. Officer Goldstein will be in attendance to discuss the off duty JSO patrols in the neighborhood.

The Board asked that the city be contacted concerning the installation of additional speed limit signs in the community.

A quote will be requested from Pristine Exteriors to pressure wash the signs at Collins Road and Old Middleburg Road.

All business being completed, Nisha made a motion to adjourn. Sandy seconded. The meeting was adjourned at 8:13 p.m.

The next meeting will be the Annual Meeting on October 20th at the Enterprise Learning Academy Cafeteria.



Signature

10-20-2015

Date