

Hawks Pointe Board of Directors Meeting
Tuesday, January 20, 2015
The CAM Team Conference Room

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

Homeowners: Keshan Beharry

Meeting called to order at 6:30 p.m. by President, Nisha Beharry. A quorum was present.

Minutes:

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

Financials:

The financials for December were emailed to the Board in advance of the meeting. Sandy reported that the balances as of December 31, 2014 were:

Operating Account	\$ 86,176.67
Money Market Account	<u>\$ 17,973.15</u>
Total Funds	\$104,149.82

Management Report:

Statements for 2015 assessments were mailed in early December. Assessments are due April 1st. To date, thirty-eight (38) homeowners have paid. Reminder statements will be sent in March.

The January 2015 Collection Tracker was discussed in detail. A motion was made by Sandy to approve the requested actions to file fourteen (14) notices of intent to lien and one (1) notice of intent to foreclose lien. Nisha seconded. None opposed. Four Association foreclosures are progressing. There have been five (5) new owners since the November meeting.

The most recent Violation Tracker was provided to the Board and discussed. A copy of the Covenants and Restrictions is mailed to each new homeowner.

Old Business:

Management is working with the City of Jacksonville to complete the paperwork for the fence along Collins Road. Nisha signed the Revocable Permit required by the city after the meeting.

New Business:

The Board discussed concerns with the current JSO patrols and scheduler. A new scheduler, Officer Robert Goldstein, was contacted and he is available to start February 1st. Sandy made a motion to terminate the current patrols and start with Officer Goldstein immediately. Nisha

seconded. None opposed. A meeting will be scheduled with Officer Goldstein as soon as possible to develop guidelines and to discuss the Board's expectations.

Kevin Turner, All Access Security, Inc., has taken over the maintenance of the camera system in the community. Two cameras will be moved at the Collins Road entrance to a pole on the side. One camera at the Old Middleburg Road entrance will be moved to a high pole. New software is needed for the park area as it currently has a different set-up than the entrances.

Parking of commercial vehicles in the neighborhood was discussed. The Board would like to move forward more quickly on violations. A friendly reminder will be sent. A second notice (warning) will be sent, and then the matter will be referred to the attorney.

A quote will be requested to replace the message board sign at the entrance. The Board would like to relocate the sign to the Collins Road entrance. The Board requested that the remaining pond signs be updated with the brighter paint color.

A quote will be requested to install Florida Friendly landscaping at the Collins Road entrance. A light missing at Collins Road is in the process of being repaired under warranty.


The playground area needs to be checked for safety. In addition, the slope of the concrete by the storage building needs to be corrected as the area holds water. The pavilion area needs to be pressure washed. Addition of a bicycle rack and additional playground equipment is being considered. The Board discussed reaching out to homeowners to get their suggestions as to what they would like to see added to the park.

Bottles and debris have been noted in the grates in various areas throughout the neighborhood. The city will be contacted.

The Board asked if they have the right to refuse payment plans for corporate owned homes. The attorney will be contacted to clarify.

A neighborhood barbecue will be scheduled for April 25th, with a May 2nd rain date. A community garage sale is scheduled for Saturday, March 7th. An ad will be placed in the newspaper. Postcards will be mailed to residents for both events.

All business being completed, Nisha made a motion to adjourn. Sandy seconded. The meeting was adjourned at 8:46 p.m.



Signature

3/24/15

Date