

Hawks Pointe Board of Directors Meeting
Tuesday, January 19, 2016
Enterprise Learning Academy Library

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

Homeowners Present: Tara Adams, Keshan Beharry, Elizabeth Thomas, Jack Jones, and Sandra Lain.

Meeting called to order at 6:31 p.m. by President, Sandy Lain. 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 December 22, 2015 Board of Directors meeting as written. None opposed. Wayne 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, 2015 were:

Operating Account	\$ 46,128.93
Money Market Account	<u>\$ 24,631.99</u>
Total Funds	\$ 70,760.92

Management Report:

As of December 31st, twenty-three (23) homeowners owe for one year of assessments or more. Three of the homeowners are on a payment plan, and one additional payment has come in since the first of the year. The total of outstanding Receivables is \$26,813.86. Statements for 2016 assessments were mailed in December and are due April 1st. Approximately 35-40 people have already paid. The Board requested that a message be added to statements mailed in May to let homeowners know that payment plans are available. A suggestion was made to have a drawing at the Annual Meeting awarding one year of paid assessments.

The January 2016 Collection Tracker was discussed in detail. A motion was made by Nisha to approve the requested actions to file two (2) Notices of Intent to Lien, six (6) Liens, two (2) Notices of Intent to Foreclose, and to send three "last chance" letters from the attorney prior to foreclosure. Sandy seconded. None opposed. There have been four (4) new owners since the December 1st, and one foreclosure that went back to the bank.

The most recent Violation Tracker was provided to the Board and discussed. A motion was made by Sandy to have the attorney serve homeowners who have continuing trash violations with a final notice. Nisha seconded. None opposed. A homeowner requested that pictures and explanations of violations be posted on the website, along with the Covenants. Information about trash pick-up and how to dispose of larger items will also be posted. The aesthetics of the neighborhood need to be maintained. Violations for torn/ripped blinds or stucco falling off of a house will be addressed.

The following ARC requests were reviewed:

- 9270 Redtail Dr. – Paint house. Nisha made a motion to approve the request as submitted. Sandy seconded. None opposed. Approved.
- 8888 Redtail Dr. – Paint house and add stone veneer. Nisha made a motion to approve the request as submitted. Sandy seconded. None opposed. Approved.
- 9160 Redtail Dr. – Concrete landscape curbing. Nisha made a motion to approve the request subject to the color of the curbing matching the house color, or being a gray or neutral color. Wayne seconded. Approved, with Sandy Lain abstaining as it is one of his rental properties.
- 9195 Redtail Dr. – Concrete landscape curbing. Nisha made a motion to approve the request subject to the color of the curbing matching the house color, or being a gray or neutral color. Wayne seconded. Approved, with Sandy Lain abstaining as it is one of his rental properties.

The ARC process was reviewed. The Board has thirty (30) days to approve a request once all of the required information has been submitted. ARC approval will be on the agenda at each Board meeting. If a request comes in and needs approval prior to the bi-monthly meetings, a meeting will be scheduled at the pavilion on a Tuesday evening or Saturday morning. Notice of the meeting will be posted at least 48 hours in advance. The homeowner will be notified of the date and time of the meeting so that they can attend. The Board requested that an email address line be added to the ARC form.

Old Business:

Officer Goldstein was contacted to see if the hours for the off duty officers should change now that the holidays are over. He recommended that the hours be left as is for now, but he will make adjustments once the time change takes place in March.

The City of Jacksonville was contacted as a follow-up to the Association's request to install speed limit signs. The Traffic Engineering Department is short staffed and replacing broken and or damaged signs takes precedence over installing new signs. State law mandates that residential speed limits are 30 mph whether posted or not. Two of the off duty officers are radar certified, but are unable to issue tickets unless the speed limit is posted. Information about the process to lower the speed limit below 30 mph will be emailed to Management.

Attorney Ted Brown provided links to several Qitele Facebook pages and requested that Board members and homeowners post complaints about the broken slide. These postings are more likely to get the desired results versus filing a lawsuit that could cost thousands of dollars and might never reach a conclusion.

Two quotes were received to replace the plastic barrier on the playground structure by the slide with a metal pipe wall panel: Korkat Playground Sales (\$726.73) and EAH Services (\$635.00). Nisha made a motion to approve the quote from EAH Services. Wayne seconded. None opposed. EAH Services provides a 5 year guarantee from date of install for workmanship.

A quote was received from JaxHandyman to install concrete pads under three trash cans in the park - \$1,100.00. Tabled. A quote will be requested from EAH Services to install gravel and pavers under the three trash cans.

A quote was received from Brandon Pest Control for quarterly Fire Ant coverage, as well as pest control service for the shed and pavilion - \$139.00. A motion was made by Nisha to approve the quote. Wayne seconded. None opposed.

Sandy would like the Board to explore installing equipment in the park for older children. Items mentioned include soccer goals, chin up bars, and monkey bars. A suggestion was made to send out a post card to residents requesting their input. Further discussion was tabled for the next meeting.

A suggestion was made to add a dog area at the park. Tabled. The Board requested a quote to clean up the dog waste in the park.

Lake Doctors took over maintenance of the ponds on January 1st. Positive feedback has been received. The Board requested that Lake Doctors check the weirs and determine if more grass carp are needed. The Board asked for clarification as to what trash removal is done, and which ponds are treated with a boat.

Sandy reported that he has been in touch with the City of Jacksonville concerning clearing the trees and bushes along Old Middleburg Road on either side of the entrance. The city has agreed to do the work and it should be completed by February 12th. A map was provided showing the community's property lines.

A quote was received from Pristine Exteriors to pressure wash the fence panels at the Old Middleburg entrance - \$125.00. Tabled. The Board requested an updated quote that includes the park areas.

Banners & Signs provided a quote for a deed restricted sign for the Collins Road entrance - \$465.45. The Board requested a second quote. Tabled.

New Business:

The city has completed a repair to a section of sidewalk on Hawks Bluff Dr. The barrier and forms still need to be removed.

The new website is up and running. www.hawkspointejax.com

Sandy would like to put together a quarterly newsletter that will be distributed to homeowners and posted on the website. He asked Board members to submit articles.

Nisha added an item under New Business: the addition of a member to the Board. Nisha made a motion to appoint Elizabeth Thomas to the Board. Sandy seconded. None opposed. Officer positions were discussed.

President/Treasurer	Sandy Lain
Vice-President	Elizabeth Thomas
Secretary	Wayne Seibold
Director at Large	Nisha Beharry

All business being completed, Nisha made a motion to adjourn. Sandy seconded. The meeting was adjourned at 8:36 p.m.

The next meeting will be held on March 15th at the Enterprise Learning Academy Library.

Wayne Sautel
Signature

21 April 2016
Date