

Hawks Pointe Board of Directors Meeting
Tuesday, March 15, 2016
Enterprise Learning Academy Library

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

Attorney Sean Murrell was also in attendance at the meeting.

Homeowners Present: Sandra Lain, Angela Cook, and Keshan Beharry.

Meeting called to order at 6:34 p.m. by President, Sandy Lain. A quorum was present. Sandy Lain informed those in attendance that the meeting was being recorded, and that the recording will be erased after the meeting minutes have been approved.

Several items on the agenda were taken out of order.

A signed Board certification form or certificate of completion from an approved course must be submitted by Board members. Nisha Beharry provided a signed Board Certification Form to Management at the meeting.

Attorney Sean Murrell was in attendance to address several areas of concern.

Nisha Beharry questioned the record keeping of Management, and stated that the certification form was previously submitted. Concerns about record keeping can be forwarded to DBPR.

Mrs. Thomas was appointed to the Board at the January meeting. Attorney Murrell shared that the Association's documents call for three Directors, who are the voting members of the Board. New Directors have to be elected, they cannot be appointed. The documents would have to be amended to increase the number of Directors. The Board can appoint non-director officers to assist with various roles. The person appointed will be a non-voting member. Attorney Murrell read the applicable section from the ByLaws. The Board of Directors can decide what items the non-voting member should have access to.

A motion was made by Sandy Lain to remove Mrs. Thomas from the Vice-President role and to move her into a different officer position. Wayne Seibold seconded. The motion did not carry, with Nisha Beharry opposed, Sandy Lain in favor, and Wayne Seibold abstaining.

Discussion ensued concerning information presented at the December 2015 meeting and the proper vetting of vendors.

Attorney Murrell shared that it is not within the Board's power to give Mrs. Thomas the right to vote. She can share her thoughts and ideas, but the Directors are the only ones who can vote.

Nisha Beharry made a motion to give Vice-President, Elizabeth Thomas, access to all Board of Director information. Sandy Lain seconded. After discussion, the motion was defeated with Nisha Beharry in favor; Sandy Lain and Wayne Seibold were opposed.

Wayne Seibold made a motion to provide all Board information to Mrs. Thomas with the exception of the JSO Reports and personal information of homeowners. Nisha Beharry seconded. None opposed and the motion carried.

Attorney Murrell was asked if email discussion constitutes an "electronic meeting." He shared that discussion about Association matters should take place at a meeting, although it is difficult to do in practice. Nisha Beharry requested that all her emails be considered information only unless specifically requesting an item.

Nisha Beharry asked Sean to address transparency in meetings and discussions that take place after the meeting adjourns. Attorney Murrell stated that Association business should never be discussed by a quorum outside of a meeting.

The meeting minutes from the ARC meetings will be posted on the website on a separate page. The website was set up by The CAM Team and there is a \$50.00 monthly charge. Nisha Beharry requested a log-in for the website.


Concerns were shared that one person should not have the right to change what the Board has decided. The link to the unofficial Facebook page was discussed. A motion was made by Nisha Beharry to remove the link to the unofficial Facebook page from the website. Sandy Lain seconded. The motion was defeated with Nisha Beharry in favor; Sandy Lain and Wayne Seibold were opposed.

The Board requested an opinion from Attorney Murrell as to whether expenditures must be approved by the Board as a whole, or is there a threshold that can be spent by individual Board members.

Sandy Lain reported that he contacted an electrician to check out a cable in the park that was a safety concern. The cost was \$80.00. The wire was not active. The Board agreed that an email should be sent out in the future for situations such as this.

Attorney Murrell made a suggestion that at least two Board members make a request to vendors going forward since the Board is divided. Nisha Beharry made a motion that any communication should be between The CAM Team and the vendors, except for JSO. Sandy Lain seconded. The motion was amended to include that all invoices will be included as part of the monthly financials and will be brought to the meetings. Sandy Lain seconded. None opposed and the motion carried.

Wayne Seibold made a motion to adjourn. Sandy Lain seconded. The meeting was adjourned at 8:35 p.m.



Signature



Date