

Hawks Pointe Board of Directors Meeting
Tuesday, May 19, 2015
Enterprise Learning Academy Library

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

Meeting called to order at 6:32 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 March 24, 2015 Board of Directors meeting as written. None opposed. Nisha signed the minutes.

Financials:

The financials for April were emailed to the Board in advance of the meeting. Sandy reported that the balances as of April 30, 2015 were:

Operating Account	\$128,790.44
Money Market Account	<u>\$ 17,976.16</u>
Total Funds	\$146,776.60

Management Report:

Reminder statements for 2015 assessments were mailed on May 14th. Collections are going well. The Board discussed accepting payment plans with a minimum payment each month of \$50.00. Various payment options will be posted on the new website.

The May 2015 Collection Tracker was discussed in detail. A motion was made by Sandy to approve the requested actions to file two (2) notices of intent to lien, one (1) lien, and one (1) Association foreclosure. Nisha seconded. None opposed. There have been three (3) new owners since the March meeting, in addition to two bank foreclosures.

Electrical repairs were completed at the playground. A GFCI outlet was replaced, and a photocell was added for the lights in the pavilion.

The most recent Violation Tracker was provided to the Board and discussed. The Board requested that the process be continuous for more serious violations that carry-over from year to year, versus starting over each with a new warning.

Old Business:

The fence on Collins Road will be installed starting May 26th.

Several adjustments have been made to the camera system. Three cameras at the Old Middleburg entrance are experiencing issues due to water intrusion in the conduit for the wiring. Kevin Turner with All Access Security provided a proposal to replace the wiring at a cost

of \$606.69. Nisha made a motion to approve the proposal. Wayne Seibold seconded. None opposed. Kevin is working on a quote to install a box to protect the cable behind the storage building.

The new message board signs for both entrances have been installed.

The neighborhood barbecue held on April 25th was a success. The DJ did a good job and kept residents engaged with various activities. The left-over food was donated to a local food bank. Suggestions for next year's barbecue included purchasing a Hawks Pointe sheet cake, making sure extra plates are available, and setting a specific time frame during which the food will be served.

The current landscape contract was reviewed. Forced cuts are being done every other week and are billed to the owner's account.

The playground and pavilion area have been pressure washed. These areas will be pressure washed once a year in the spring going forward. The quote from KorKat Playground Sales & Installation to add several pieces of equipment to the playground area, and to install new borders and mulch was approved at a cost of \$11,371.94. The work should be completed in the next four to six weeks. A quote was also received to replace the bottom deck piece on the play equipment (\$1,048.13). The Board tabled the proposal, and Keshan Beharry will check into resurfacing the current deck piece with Rhino Guard.

The attorney sent a letter to Qitele USA to requesting that the cracked slide be replaced under warranty. The company responded and additional pictures have been sent per their request.

Shelves have been purchased for the storage building. A quote has been requested to level the concrete on the pavilion side of the storage building to prevent water from pooling in this area. A replacement trashcan lid has been received and installed.

The light still has not been replaced at the Collins Road entrance. The electrician has tried to call the manufacturer, as has Sandy, but they have not received a return call.

The Board is pleased with the JSO patrols in the neighborhood. A suggestion was made to increase the patrols during the summer months. A motion was made by Sandy to increase the patrols by five hours per week. Nisha seconded. None opposed.

New Business:

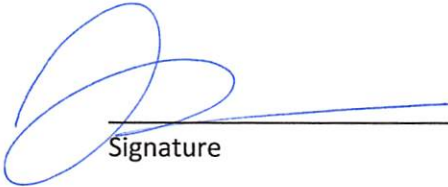
Nisha reported that the new website is up and running. The website address is: www.hawkspointejax.com.

The Board requested that two Private Property/No Trespassing signs be ordered for the natural areas at the end of Redtail Dr. E and on Redtail Dr. across from the Collins Road entrance.

All business being completed, Wayne made a motion to adjourn. Nisha seconded. The meeting was adjourned at 8:09 p.m.

The next meeting will be held on July 21st at the pavilion.

The next meeting will be held on Tuesday, May 19th. Management will contact Enterprise Learning Academy to see if the cafeteria or library are available.



Signature

8/27/15
Date