

HAWKS POINTE OWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
OCTOBER 4, 2016
ENTERPRISE LEARNING ACADEMY LIBRARY

The meeting was called to order at 6:31 p.m. by President, Sandy Lain.

A quorum was not established, so the Board proceeded with an unofficial meeting for the residents who attended.

In attendance from the Board of Directors were Sandy Lain, Wayne Seibold, Gale Downs, and Elizabeth Thomas. Also in attendance were Kathy Melton, CAM and Bob Woods, CAM representing The CAM Team.

Proof of Notice was provided showing the notification of the Annual Meeting was sent out in accordance with statutory guidelines.

A motion to waive the reading and to approve the minutes from the October 20, 2015 Annual Meeting was made by Roxanne Evans. Ruby Seibold seconded. None opposed. The minutes were approved as written and will be posted on the website.

Officer Robert Goldstein was introduced. He discussed the off duty patrols that are conducted in the neighborhood. Officer Goldstein addressed resident's questions and said that the officers must enforce all of the laws, such as parking against traffic, and cannot pick and choose which laws to enforce. He suggested that a notice be posted on the message board signs or sent out in a letter to all of the residents. In response to a question about reducing the number of shifts, Officer Goldstein responded that he felt it would be counterproductive. If bothered by loud music, residents should call the non-emergency number for JSO. If an address is known, please contact Management so that a letter can be sent. Officer Goldstein reminded residents to lock their vehicles and to remove any valuables. He also cautioned residents to keep garage doors closed, and to not put boxes out at the street during the holidays as they are an advertisement of what you have inside.

Comments from the President:

- The equipment at the park is aging and repairs have been necessary. A plastic barrier was replaced, and the track glide is in need of repair. It has been chained until repairs can be completed. A motion was made by Gale Downs to purchase the track glide mechanism. Sandy Lain seconded. None opposed and the motion carried. The Board is working with Qitele to provide a replacement for the cracked spiral slide. Qitele will not pay to ship the slide and want reimbursement for storage charges. A homeowner offered to contact someone who might be able to repair the broken plastic.
- A new lake maintenance company was hired this year: The Lake Doctors. Several residents said that they have not noticed any improvement in the condition of the ponds, especially with respect to trash.
- Residents should secure items outside as a hurricane is headed for this area.

Financial Report:

The balances as of September 30, 2016 were:

Operating Account	\$ 69,761.62
Money Market Account	<u>\$ 21,774.04</u>
Total Funds	\$ 91,535.66

Treasurer Gale Downs reported the current account balances. The monthly expenditures average \$8,700.00. Current delinquencies are approximately \$30,235.

Proposed 2017 Operating Budget:

The proposed 2017 Operating Budget was mailed to homeowners with the Annual Meeting Notice. Budgeted expenditures are similar to the current year, and assessments will remain at \$385.00. Any major expenditures, such as the addition of a basketball court or tennis court to the park, would probably need a special assessment or an increase in assessments. After discussion, Sandy Lain made a motion to approve the 2017 budget as presented. Gale Downs seconded. None opposed and the motion carried. The 2017 budget was approved.

Election of Directors:

As a quorum was not present, the election of directors did not take place. The current Board will continue.

Open Discussion:

Several residents asked if there are any plans to expand the park, and one homeowner recommended that the Board develop a master plan for the common areas. The Board welcomes suggestions from homeowners, and can add these ideas to the agenda for future meetings.

Ants are being treated at the park quarterly. Retreatments are done at no charge to the Association.

A resident on Redtail Drive has reported a sinkhole on the street to The CAM Team on two occasions. The City of Jacksonville has been notified and the area has been marked. Management will follow-up with the city.

A homeowner expressed concern that more people do not attend the meetings and asked what the Board can do to increase homeowner involvement. He also asked what happened to activities such as Yard of the Month and the community picnic. The Board consistently asks for volunteers and welcomes suggestions from homeowners as to how to get more people involved.

Elizabeth Thomas would like a Community Watch Program to be established in the neighborhood. The Board asked for volunteers to head this effort, but no one raised their hand.

The delinquency process, including the legal actions that can be taken to collect past due assessments, was discussed. There are current two (2) bank-owned properties.

All business being completed, the meeting was adjourned at 7:28 p.m.

A brief organizational meeting of the Board was held at the conclusion of the meeting. The officers for 2016-2017 are:

President – Sandy Lain

Treasurer – Gail Downs

Secretary – Wayne Seibold

Wayne Seibold 11/15/2016