

Hawks Pointe Board of Directors Meeting
Thursday, November 15, 2016
Enterprise Learning Academy Library

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

Homeowners Present: Sandra Lain and Roxanne Evans

Meeting called to order at 6:48 p.m. by President, Sandy Lain. A quorum was present.

Minutes:

A motion was made by Gale Downs and seconded by Sandy Lain to waive the reading and to approve the minutes from the October 4, 2016 Annual Meeting as written. None opposed. Wayne Seibold signed the minutes.

Financials:

The financials for October were emailed to the Board in advance of the meeting. Sandy Lain reported that the balances as of October 31, 2016 were:

Operating Account	\$ 62,074.88
Money Market Account	<u>\$ 20,984.02</u>
Total Funds	\$ 83,058.90

Outstanding Accounts Receivable is \$29,309.64.

Twenty-eight (28) homeowners owe for one year or more of assessments. Collection of 2016 assessments is approximately \$2,000.00 ahead of the same time period last year. Statements are mailed monthly.

The November 2016 Collection Tracker was discussed in detail. A motion was made by Wayne to approve the requested actions to file thirteen (13) notices of intent to lien, three (3) liens, and four (4) Association foreclosures. Gale Downs seconded. None opposed and the motion carried.

There have been two (2) new owners since the Annual Meeting in October. There is currently one (1) bank-owned property.

A copy of the most recent violation tracker was provided to the Board. A compliance inspection was completed today. The Board discussed sending lawns that are not in compliance to the attorney so that a landscape plan can be worked out with the homeowners.

Lake Doctors was contacted to discuss concerns about trash pick-up. Trash is being removed from the ponds every visit and pictures were provided. The ponds were stocked with grass carp on October 31st (15 in pond 2, 5 in pond 3, and 3 in pond 5). Pond reports are posted on the website.

There is one outstanding ARC request for a pool and screen. Mrs. Bagshaw was conferenced in to the meeting and gave her approval for the request. Mrs. Thomas approved the request online. The request was approved.

Old Business:

Broken Slide Update – The replacement slide has been received and will be installed next week.

Track Glide Update – The order was placed but somehow fell out of the system. The part has been reordered and a rush has been put on the order.

Benches Repaired – An emergency repair was needed after a bench was damaged in the park. All of the benches have been leveled and the posts were placed in concrete. EAH Services completed the repairs at a cost of \$900.00.

Tree Removal – Pond 1 – Four bids were received to remove a tree on Pond 1:

- Allstar Irrigation - \$2,500.00
- Bold City Tree Service - \$850.00
- Orange Park Tree Surgeon - \$750.00
- R&V Lawn Service and Landscaping - \$1,075.00 to remove and grind the stump/\$700.00 to flush cut the stump

A motion was made by Wayne Seibold to approve the quote from R&V Lawn Service and Landscaping to remove the tree and flush cut the stump at a cost of \$700 contingent on the approval of the homeowner who owns the property where the tree is located. Sandy Lain seconded. None opposed and the motion carried.

Deed Restricted Sign – Four quotes were received to install a deed restriction sign at the Collins Road entrance:

- First Coast Signs - \$368.25 (Installation \$128.00)
- Buchanan Signs - \$652.61 (Installation \$190.00)
- Banners & Signs - \$465.45 (Installation \$135.00)
- E&H Services - \$270.00 (Installation only)

A motion was made by Sandy Lain to approve First Coast Signs bid and installation at a cost of \$368.25. Gale Downs seconded. None opposed and the motion carried.

Hole on Redtail Drive – Sandy Lain has reported a hole in the asphalt on the street to the City of Jacksonville. The issue was first reported in August. The case has been reopened and assigned a new case number. This is a safety issue.

Pressure Washing – Two bids were received to pressure wash the playground and pavilion area, along with the vinyl fence at the Old Middleburg Road entrance:

- Pristine Exteriors - \$695.00
- KBT Professional Cleaning & Pressure Washing - \$805.20

After discussion, the Board tabled the matter.

New Business:

Fences at Playground – Quotes were requested to remove and/or repair the fencing at the playground. The Clemons Fence bid provided three options and was considered by the Board:

- Option 1 – Remove two sides of the fence by the AT&T equipment and install hog rings as needed on the existing fence - \$455.00

- Option 2 – Remove the interior fence by the kid’s area; replace section at back of park, remove two sides of the fence by the AT&T equipment; install hog rings as needed on the existing fence - \$1,450.00
- Option 3 – Replace four sections of chain link fence; remove two sides of the fence by the AT&T equipment; install hog rings as needed on the existing fence; replace section of fence at back of park - \$2,320.00

A motion was made by Wayne Seibold to approve option 2 from Clemons Fence at a cost of \$1,450.00. Gale Downs seconded. None opposed and the motion carried.

Master Plan for Park – A suggestion was made at the Annual Meeting to develop a master plan for the park. Several vendors will be contacted to provide a master plan as to what can be done to develop the park. Suggestions include a basketball court, a combination soccer-football field, and the installation of exercise equipment.

Cameras – Two Cable Issues – There is an issue with the cable lines at the Collins Road entrance. Kevin Turner with All Access Security has suggested upgrading the cable lines at a cost of \$325.00. A twenty-four (24) month guarantee will be provided. A camera is not working at the pavilion. The cost to replace the camera is \$325.00. A broken pipe with exposed wires behind the storage building will also be repaired. Sandy Lain made a motion to approve both repairs at a cost of \$650.00. Gale Downs seconded. None opposed and the motion carried.

Light out at Collins Road – A light that was previously repaired at the monument sign at the entrance on Collins Road is not working. The light is under warranty. A motion was made by Sandy Lain to approve a service call by Chris Ripa (electrician) to remove the light so that it can be returned to Synergy for repair/replacement. Gale Downs seconded. None opposed and the motion carried.

Lettering on Collins Road Sign – The gold lettering on the sign has faded. The vendor who installed the sign was contacted and has agreed to repaint the lettering at no cost to the Association.

Neighborhood Watch – Information is available on the city website as to what is needed to establish a Neighborhood Watch program. At least forty percent (40%) of the neighborhood must participate. The Board tabled the matter.

Letter to Community – A draft letter to send to homeowners was provided to the Board. The letter will be included with the annual assessment mailing. Any revisions should be sent to Management as soon as possible.

The date of the next meeting is to be determined.

All business being completed, Gale Downs made a motion to adjourn. Wayne Seibold seconded. None opposed and the meeting was adjourned at 8:14 pm.


Signature

21 FEB 2017
Date