

Hawks Pointe Board of Directors Meeting  
Thursday, February 21, 2017  
Enterprise Learning Academy Library

Present: Sandy Lain, Wayne Seibold, Gale Downs, and Elizabeth Thomas; Kathy Melton and Carla Guzman represented The CAM Team.  
Homeowners Present: Ruby Seibold

Meeting called to order at 6:46 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 November 15, 2016 Board of Directors Meeting as written. None opposed. Wayne Seibold signed the minutes.

**Financials:**

The financials for January 2017 were emailed to the Board in advance of the meeting. Gale Downs reported that the balances as of January 31, 2017 were:

Operating Account	\$ 59,110.61
Money Market Account	<u>\$ 20,986.66</u>
Total Funds	\$ 80,097.27

There were no unusual expenses during this period.

Gale Downs made a motion to switch to the accrual method of accounting for the Association. Sandy Lain seconded. None opposed and the motion carried.

The February 2017 Collection Tracker was discussed in detail. An update on the legal actions approved at the last meeting was provided. The Board approved a request to write off interest on an account that was paid in full. Several homeowners have entered into payment plans with the Association. A motion was made by Wayne Seibold to approve the requested actions to send three (3) Notices of Intent to Lien and to file three (3) Liens. Gale Downs seconded. None opposed and the motion carried.

A motion was made by Sandy Lain to give the CAM Manager the power to waive interest charges. Gale Downs seconded. None opposed and the motion carried.

There have been two (2) new owners since the November 2016 meeting. There is currently one (1) bank-owned property.

A Notice of Proposed Assessment was received from the Florida Department of Revenue to collect deed stamps due on a property the Association took title to in the past and quit claimed to another party. Normally, deed stamps should be collected by the Clerk of Courts when the deed is recorded. The information was reviewed by the Attorney and the penalty amount was waived. The Board approved the payment of the deed stamps. Sandy Lain made a motion that an attorney will review any transfer of ownership by the Association in the future, and that language will be added to the agreement that states that deed stamps are to be paid by the person receiving the quit claim deed. Gale Downs seconded. None opposed and the motion carried.

A copy of the most recent violation tracker was provided to the Board. A compliance inspection will be completed tomorrow. The Board requested that an updated tracker be sent. A letter was sent today to a homeowner concerning a commercial vehicle.

Lake Doctors treated the ponds on December 12<sup>th</sup> and on January 14<sup>th</sup>. In December, trash was removed and the outfalls were cleared. The ponds were treated for several aquatic weeds. The January report showed that a large amount of trash was removed. In addition, the report indicated that the previous treatment for algae emergent weeds was very effective and that the ponds are in excellent condition.

**Old Business:**

Broken Slide – Completed – The slide has been replaced.

Track Glide – Completed – The track glide was replaced.

Hole on Redtail Drive – Completed – The city has fixed the hole but a barricade still needs to be removed.

Fence at Playground – Completed. The repairs have been done, and the section of fence between the park and children’s playground area has been removed.

Cameras – Two Cable Issues – Repairs have been completed to the cable at the Collins Road entrance.

Light out at Collins Road Sign – Completed. The light was out of warranty, but the manager approved replacement since the light had been repaired before. A new light was sent at no cost to the Association.

Master Plan for Park Update – Southern Recreation does not have the software required to do a master plan. Management will search for a vendor who can do a plan.

Lettering on Collins Sign Update – The vendor apologized as he forgot about this project. He will take care of repainting the letters within two weeks.

The removal of a tree approved at the November meeting has been tabled indefinitely. Letters were sent to the affected homeowners. One homeowner contacted Management and said that they did not want the tree removed and would check with her neighbors to get their opinion. No further contact occurred. Sandy Lain will contact the original homeowner who complained to let them know what has taken place..

First Coast Signs was approved at the November meeting to install a “Deed Restricted” sign at the Collins Road entrance. A staff member came out late last year to take measurements, but First Coast Signs dropped the ball and did not complete the project. The vendor has requested a 50% deposit and a rush will be put on the order.

**New Business:**

There is one outstanding ARC request. A homeowner requested permission to repaint the exterior of their home. Color samples were submitted. The request was approved.

Fire Ant Control at the Park – Several complaints have been received about fire ants in the field area at the park. The pavilion and children’s area are already under contract to be treated quarterly. Quotes will be requested to treat the field area.

Building Security and Camera System – A recent break-in of the storage building occurred. The DVR, dome camera, and keys were taken. A police report was filed. The locks have been changed out. An insurance claim will be filed. The Association has a \$1,000.00 deductible. A proposal was received from All Access Security to replace the camera and DVR - \$2,078.14. A motion was made by Sandy Lain to accept the proposal. Gale Downs seconded. None opposed and the motion carried.

JEA Required Backflow Preventers – A proposal was received from Dolphin Backflow to make JEA required repairs to the backflow preventer device - \$320.00. Gale Downs made a motion to accept the proposal. Sandy Lain seconded. None opposed and the motion carried.

Water Drinking Fountain – A homeowner submitted several suggestions of items that should be added to the park area, including a water fountain, a shade structure over the kiddie riders, and exercise equipment. Sandy Lain provided pricing for several items. After discussion, the matter was tabled. The Board requested pricing and wording for signs reminding residents that they must clean up after their pets and keep their pet on a leash.

Community Garage Sale – The Board approved scheduling a community garage sale. Mrs. Peters will be asked to coordinate the event. Management will order signs that can be placed at both entrances prior to the sale.

The date of the next meeting is to be determined.

All business being completed, Wayne Seibold made a motion to adjourn. Gale Downs seconded. None opposed and the meeting was adjourned at 7:53 pm.

  
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Signature

23 MAY 2017  
Date