

Hawks Pointe Board of Directors Meeting  
Tuesday, May 23, 2017  
Enterprise Learning Academy Library

Present: Sandy Lain and Wayne Seibold; Kathy Melton represented The CAM Team.  
Excused: Gale Downs and Elizabeth Thomas  
Homeowners Present: Ruby Seibold, Roxanne Evans, and Chris Beard

Meeting called to order at 6:46 p.m. by Secretary, Wayne Seibold. A quorum was present.

**Open Forum:**

A homeowner suggested that the Board hold more meetings as they are currently too far apart. She also asked that notice be posted sooner than two days in advance.

A homeowner asked about access to cameras in the park.

A homeowner received a letter about yard tools being left out, but he was still in the process of working on the yard. Management will talk to the compliance inspector.

**Minutes:**

A motion was made by Sandy Lain and seconded by Wayne Seibold to waive the reading and to approve the minutes from the February 21, 2017 Board of Directors Meeting as written. None opposed. Wayne Seibold signed the minutes.

**Financials:**

The financials for April were emailed to the Board in advance of the meeting. The balances as of April 30, 2017 were:

Operating Account	\$ 84,554.04
Money Market Account	<u>\$ 20,989.16</u>
Total Funds	\$105,543.20

To date, 76.57 of 2017 assessments have been collected. Overall, 87.7% of all outstanding amounts through today's date have been collected, compared to 84% through the end of May last year. Outstanding receivables were \$52,878.55 at the end of April. Reminder statements (69) were mailed on May 12<sup>th</sup>. Collection letters will be sent in June.

The May 2017 Collection Tracker was discussed in detail. Several foreclosure retainers were returned by the attorney as homeowner entered into payment plans. The Board approved the requested action to send one (1) Notice of Intent to Lien. The Board asked that a "final notice" collection letter be sent to two homeowners requesting payment.

There have been four (4) new owners since the February Board meeting. There is currently one (1) bank-owned property.

A violation tracker was provided to the Board for review. Five (5) homeowners have been turned over to the attorney due to the condition of their lawns.

Lake Doctors treated the ponds last on May 12<sup>th</sup>. A report is provided to the Board and posted on the website. The latest report showed that trash was removed and that alligator weed was treated. The ponds are in excellent condition. Sandy Lain shared that he contacted Fish and Wildlife to report an alligator in Pond 3.

**Old Business:**

Lettering on Collins Road Sign Update – The vendor has completed repainting of the gold lettering at no cost to the Association.

Deed Restricted Sign Update – First Coast Signs was approved at the last meeting to make a sign for the Collins Road entrance. A representative contacted Management as they felt the proposed sign was too small. A new proposal was submitted for consideration, but the cost was too high. Sandy Lain contacted First Coast Signs and worked with them to revise the proposal. The cost of the sign, including installation, is \$529.92. Two other bids were requested from online vendors, but both were more expensive. Sandy Lain made a motion to approve the revised proposal from First Coast Signs. Wayne Seibold seconded. None opposed and the motion carried.

Fire Ant Control at Park – A quote was requested to treat the field area for fire ants. The proposal from Brandon Pest Control should be received early next week.

Building Security and Camera System Update – An insurance claim for items stolen from the storage building was filed and paid in full (after \$1,000.00 deductive) - \$1,474.04. A camera went out at the Collins Road entrance and has been replaced with a HD camera. Power to the cameras at the Old Middleburg Road entrance went out and JEA was contacted. It was not the meter, so an electrician was contacted. The plug had gone bad, so a new GFI was installed. Everything is currently up and running. The license plate entrance camera at Old Middleburg Road is the only camera that is not a HD camera.

JEA Required Backflow Preventer Repairs – This work has been completed and the backflow has passed inspection.

Community Garage Sale Update – Mrs. Peters, the organizer of the community garage sale, did a good job. Approximately fifteen residents participated. The advertising worked out well for the first day. A suggestion was made to hold the sale on Friday/Saturday next time. A tentative date of November has been sent for the next community garage sale.

**New Business:**

ARC Reviews by Committee – A homeowner submitted a request to replace windows, but an ARC request is not necessary for this project. A new ARC request for a fence was received by Management today.

Guidelines Sign at the Park – A proof was presented from Logo Xpress with sample verbiage for a sign at the park. The sign will be 18"x24". The Board approved the sign. Four signs are needed for the park.

Bench Damage and Repair – A bench was damaged at the park. After investigation, it was determined that the bench was hit by a mower. AllStar Irrigation was contacted and they

accepted responsibility for the damage. Chris White with EAH handled the repairs - \$60.00 – and the bill was paid in full by AllStar Irrigation.

Upkeep around sign areas at ponds – Maintenance of these areas is homeowner responsibility.

Light Repair in Kiddie Area of Park – A light has blown out and two quotes were received to replace the halogen type lighting with LED lighting.

- R&R Electric - \$947.00
- T&M Electric - \$1,035.00

After reviewing the specifications for both proposals, a motion was made by Wayne Seibold to approve the proposal from T&M Electric. Sandy Lain seconded. None opposed and the motion carried.

Sprinkler System Check – The contract with AllStar Irrigation calls for a sprinkler check. Sandy Lain would like to be present at the next inspection to determine the watering times and to ensure that all of the sprinkler heads are working properly. Sandy Lain will contact AllStar Irrigation to set up the appointment.

Cameras – A motion was made by Sandy Lain to limit camera access to the Board of Directors, The CAM Team, and JSO. Wayne Seibold seconded. None opposed and the motion carried.

The date of the next meeting is to be determined.

All business being completed, Wayne Seibold made a motion to adjourn. Sandy Lain seconded. None opposed and the meeting was adjourned at 8:10 pm.

  
Signature

20 SEPT 2017  
Date