

Hawks Pointe Board of Directors Meeting
Tuesday, September 20, 2017
Enterprise Learning Academy Library

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

Homeowners Present: Frenchie Mathis

Meeting called to order at 6:32 p.m. by President, Sandy Lain. A quorum was established.

Open Forum:

Frenchie Mathis asked about the location of her mailbox. The Board directed her to the local post office as they are responsible for the mailboxes. Ms. Mathis asked that action be taken to reduce the waste from the ducks and geese in the park area. She suggested installing pictures of a coyote to scare the geese away.

Minutes:

A motion was made by Sandy Lain and seconded by Gale Downs to waive the reading and to approve the minutes from the May 23, 2017 Board of Directors Meeting as written. None opposed. Wayne Seibold signed the minutes.

Financials:

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

Operating Account	\$ 75,067.34
Money Market Account	<u>\$ 20,992.76</u>
Total Funds	\$ 96,060.10

Gale Downs has reviewed the financials and there is nothing out of the ordinary. Expenses are in line with the budgeted amounts.

Through the end of August, 85.3% of assessments have been collected, and outstanding receivables are \$31,425.92. Reminder statements have been mailed monthly. Collection letters were sent out in June.

The September 2017 Collection Tracker was discussed in detail. Progress has been made on several large collections. One homeowner has paid in full, and another entered into a payment plan with the attorney. A stipulation agreement was signed with the attorney. A motion was made by Sandy Lain to approve the requested actions to send twenty-five (25) Notices of Intent to Lien, one (1) Notice of Intent to Foreclose Lien, one (1) attorney payment plan default letter, and one (1) letter from Management stating that lien will be filed if payments are not brought up to date. Gale Downs seconded. None opposed and the motion carried.

There have been three (3) new owners since the May Board meeting. There are currently two (2) bank-owned properties.

A violation tracker was provided to the Board for review. Several violations have been turned over to the attorney for further action: a driveway that was painted without ARC approval, a

commercial vehicle parked in the driveway, and a trailer parked in a driveway. The Board asked that the compliance inspector watch for a recreational vehicle that is being brought in monthly.

Reports from the pond management company, Lake Doctors, are forwarded to the Board monthly and are posted on the website. The latest report from September 15th stated that the tech removed trash and treated for alligator weed. He inspected the ponds and outfalls for storm damage and cleared debris. Pond levels are slightly high but overall the ponds are in good shape. Lake Doctors will be renewing the permit so that grass carp can be placed in the ponds once temperatures are cooler.

Old Business:

Fire Ant Update – A quote was received from Brandon Pest Control to add the large field area to the current contract to treat for fire ants. The quote was \$300.00 down plus \$300/quarter in addition to the current contract price of \$133.00 per quarter. The Board felt that the pricing was high and tabled the matter.

Guidance/Sign Park Update – Two quotes were received for guideline signs at the park:

- Banners & Signs - \$65.00
- Logo Xpress - \$39.00

The Board liked the style of the sign designed by Banners & Signs. Two signs are needed at each entrance: one with the guidelines and another with “No Trespassing/No Soliciting.” Management will order the signs.

Light Repair in Kiddie Area of Park – T&M Electric received approval at the last meeting to install a LED light in the kiddie area of the park. The worker installed two lights and the Association was billed \$2,070.00 instead of the \$1,035.00 that was approved. The Board can approve the cost of the extra light or have one removed. Sandy Lain made a motion to approve the additional light with the condition that a credit is given by the vendor for the labor charge to install the second light. Gale Downs seconded. None opposed.

New Business:

Sprinkler System – Sandy Lain recommended that the sprinkler between the storage building and the pavilion be capped. In addition, a sprinkler by the kiddie rocker needs to be moved and the spray redirected. A quote will be requested from AllStar Irrigation and will be voted on at the next meeting.

Pavilion Plugs – An estimate to move the four plugs at the pavilion and replace them with a more vandal proof cover has been requested. Management will request a second quote.

Swing Repair/Park Safety Inspection – A chain broke on one of the kiddie swings. Gale Downs will check it out to see what repair is needed. The Board feels that a safety inspection of the park equipment should be done regularly, and especially after the recent storm. An inspection will be scheduled once hurricane season has passed.

Matching Grant of \$5K – Sandy Lain is filling out paperwork to request a grant from the City of Jacksonville for improvements to the park. If the Association’s grant request is approved, the City will match up to \$5,000.00. Suggestions for improvements included: installation of a water fountain, a shade cover for the three kiddie rockers, a football/soccer goal combination, a chin

up bar, and a volleyball net. Pricing is being requested. The Board approved moving forward with the grant request.

Cutting Back Bushes from Fence Line at Park – A quote was received from AllStar Irrigation to trim back the trees and bushes from the fence around the park - \$1,250.00. The matter was tabled so that additional quotes can be requested. A bill was received from AllStar Irrigation for clean-up of debris after the storm - \$325.00. A motion was made by Sandy Lain to approve payment of the invoice. Gale Downs seconded. None opposed and the motion carried.

Pressure Washing – Two quotes were received to pressure wash the storage building, pavilion, play equipment, the two entrance signs, and the fence at the Old Middleburg Road entrance:

- Pristine Exteriors - \$845.00
- JaxHandyman - \$1,200.00

A motion was made by Gale Downs to approve the proposal from Pristine Exteriors. Sandy Lain seconded. None opposed and the motion carried. The project will be scheduled once hurricane season has passed. The vendor will be asked to hand wash the granite on the signs as pressure washing can break the seal.

Park Cameras – Two of the cameras at the park have issues due to the storm. One camera has water in it, and another camera is blurry. The vendor will be contacted to see if the cameras are under warranty. If not, a quote will be requested to purchase a new camera and to relocate an existing camera.

Annual Meeting – The Annual Meeting of Members is tentatively scheduled for Tuesday, October 17th.

All business being completed, Sandy Lain made a motion to adjourn. Wayne Seibold seconded. None opposed and the meeting was adjourned at 7:41 pm.

Signature

Date