

Hawks Pointe Board of Directors Meeting
Tuesday, July 9, 2019
The CAM Team Office – 1008 Park Avenue, Orange Park FL 32073

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

Homeowners Present: Ruby Seibold, Virginia Gunning, Frenchie Mathis, Kai Perez, Steven Austin, and Zach Clarke

Meeting called to order at 6:30 p.m. by President, Sandy Lain. A quorum was established.

Approval of Prior Minutes:

A motion was made by Wayne Seibold and seconded by Sandy Lain to waive the reading and to approve the minutes from the October 23, 2018 Board of Directors meeting as written. None opposed. Wayne Seibold signed the minutes.

Treasurer's Report:

Gale Downs reported that there is nothing unusual and no expenses out of the ordinary. He reached out to the accountant to correct the Park Improvement expenses as they are a balance sheet item.

Manager's Report:

The June 2019 financials were emailed to the Board in advance of the meeting. The balances as of June 30, 2019 were:

Operating Account	\$ 68,924.49
Money Market Account	<u>\$ 21,246.28</u>
	\$90,170.77

Outstanding receivables as of June 30th were \$27,137.96. Final warning letters (28) were emailed today. The Board approved moving forward with Notices of Intent to Lien if homeowners do not make payment. To date, 86.2% of 2019 assessments have been collected. Last year at this time, 83% of the annual assessments had been collected.

There have been fourteen (14) new owners since the October 23, 2018 meeting.

Violations Update:

Copies of the violation reports are provided to the Board monthly. A number of homeowners have been turned over to the attorney for yard/weed violations, fencing violations, etc. and we are seeing positive results. The compliance inspector will be in the neighborhood tomorrow.

Ponds Update/Report – Trash:

A copy of the pond report is emailed to the Board monthly and is posted on the community website. The quarterly trash clean-up was completed yesterday and pictures were provided to the Board. A homeowner asked that the pond closest to the entrance be checked.

Old Business:

The matching funds from the City of Jacksonville for the playground improvements have been received - \$5,000.00.

New Business:

Property Along Collins Road – The owner of the property along Collins Road past the entrance to the neighborhood has offered to gift 3.58 acres of land to the Association. The owner will keep the remaining 1.78 acres for future development. Attorney Ted Brown reviewed the documents and said that it was a good proposition for the community. A motion was made by Gale Downs to accept the donation of land. Sandy Lain seconded. None opposed and the motion carried. The Board asked that Ted Brown notify Armsdale Land that the offer has been accepted. The necessary documents will be signed to facilitate transfer of the property “post meeting.”

Inspection of Vinyl Fence along Collins Road – A letter was sent to the owners along Collins Road requesting that they report any fence damage from the widening of the road to President, Sandy Lain. One resident reported his fence was damaged by a car. The City of Jacksonville is trying to go through their insurance to get this fence repaired.

Cameras – The license plate camera at the Middleburg Road entrance needs to be replaced. It works but does not provide nighttime pictures. An estimate for replacement of the camera will be requested. A camera at Collins Road will need to be moved back due to the lane opening. A proposal will be requested.

Pre-Approved ARC List – The Board discussed developing a list of pre-approved ARC projects. The items discussed were:

- Repairing a fence with like material
- Installing a fence as long as it meets acceptable types of fencing
- Replacing a roof with the same color shingle
- Cutting down a tree
- Painting a driveway with a concrete color paint.
- Repainting a house with the same color.

The Board will work on the list and approve it at a future meeting.

Member Discussion:

A homeowner asked if a pool can extend into the ten-foot easement at the back of her property. The Board said that the City of Jacksonville will not approve it.

Several homeowners expressed concern about the speeding in the neighborhood and asked that the off-duty officers address it. They are also concerned about car break-ins and loud radios. Officer Goldstein will be contacted.

All business being completed, Gale Downs made a motion to adjourn. Wayne Seibold seconded. None opposed and the meeting was adjourned at 7:17 pm.

Signature

Date