



GREEN SHEET

From the Board of Directors

Volume 35, No. 11

www.hawthorneatleesburg.com

November 3, 2017

Minutes of GENERAL BOARD MEETING
Thursday, September 28, 2017 1:30 p.m.
Dan Gorden Hall

Board members in attendance: President Pete Hurlburt, Vice President Mark Baierlipp, Secretary Ed Wilcox, Treasurer Cathy Serfass and Directors Marian Whitehead, MaryAlice Morris, Sharyn Germ, Monte Moon and William Armstrong.

Also present: General Manager Roger Slagle, Controller John Hall, Cindy Clark Realty Operations, Emergency Services Chief Steve Waters, and Administrative Assistant Dee Brown.

There were approximately 85 residents in attendance.

President Hurlburt called the meeting to order. Roll call was taken.

The invocation was given by Joanne Jefferson.

ADJUSTMENTS TO THE AGENDA

1. Cathy Serfass requested that Motion #2 be removed from the agenda until further notice.
2. Cathy Serfass requested that two motions be added to the agenda concerning smoking/vaping and use of tobacco products in the Softball Complex.

APPROVAL OF MINUTES

General Board Meeting	August 20, 2017
Special Board Meeting	August 28, 2017
Dialogue with GM Meeting	September 7, 2017
Workshop Meeting	September 21, 2017
Agenda Meeting	September 21, 2017

The minutes were approved as posted.

TREASURER'S REPORT

Treasurer's report given by Cathy Serfass and accepted as read.

PRESIDENT'S REMARKS

President Hurlburt gave a similar report as given at the Workshop meeting and is attached.

GENERAL MANAGER'S REPORT

General Manager Roger Slagle asked Cindy Clark to give the home sales report. Cindy reported that the Hawthorne Facebook page (Hawthorne at Leesburg) which was created by the Real Estate office in 2009 for an advertising tool to post our homes. The Sunday before the Hurricane the Real Estate Office did a simple post just to tell everyone to be safe and tell their family and friends to follow us on Facebook for news on Hawthorne. It proved to be a useful tool, especially when the phones went out. The Real Estate office never lost power and residents were coming in to charge their phones, get ice or just stopping in for some air conditioning. We have 9 homes for sale, we've given 205 tours this year, have worked with 280 clients, shown 741 homes and have made 64 sales.

Mr. Slagle asked Chief Steve Waters to give the EMS report. Chief Waters reported for August there were 75 medical calls, 72 incidents, 1 accident/traffic and 6 false alarms for a total of 154 calls. There were four gate turn aways. I'd like to thank all residents and employees who worked and helped out throughout the hurricane.

General Manager Roger Slagle reported that hurricane clean up continues. This week the grounds crew resumed mowing. Bill Catanese will be out until October 5th due to a heart attack. Grounds were behind before Irma due mostly to the wet summer and even more so now after Irma. Saturday work is necessary to continue cleanup. Noels Tree Service who worked in the community for two weeks immediately after Irma can hopefully return late next week and Chris Cumberly, HRCA's home setup contractor will also be utilized with his skid steer machine. St John's Water Management rescinded the "Water Shortage Warning" on September 19, 2017. The bocce ball courts were unexpectedly carpeted last weekend. The courts have pan roof damage on the North side and the work is contracted but do not have a set time frame for repair. All contractors are very busy and have long wait times. Please don't ever feel like a "chicken" for evacuating. It's the safest thing to do when expecting a storm like Irma. Thank you to all employees and residents for all their help and support.

COMMITTEE REPORTS

Community Relations Committee – MaryAlice Morris asked JoAnn Hunter to give her Ambassador report. JoAnn reported that the ambassadors made 9 calls in the month of September. Six discovered Hawthorne through friends, two through family and one through the internet. New residents liked the security of a gated community, no pets, many activities and the appearance. I would like to welcome a new member to our Ambassador team, Peg Copelin. MaryAlice Morris spoke for Wayne Short and the Sprinkler Committee. The Sprinkler Committee has started setting timers. Please call Brandi at 787-1000 to get on the list. MaryAlice Morris spoke for Steven Siegel and the Zone Coordinators. Steven Siegel would like to thank the many residents that helped deliver the irrigation memo during the Hurricane.

Planning Committee – Monte Moon reported that the Guardhouse engineering drawings have been received and we will move ahead as soon as the budget is approved and becomes effective January 1st. The Board and General Manager, Roger Slagle did a walk through and review of the Planning Committees recommendations for renovations. It

was decided that the Clubhouse front bathrooms will be budgeted and completed within the first quarter of 2018. The stage is being reviewed by Club Hawthorne as it was felt they best know what is needed or wanted. The Committee will move forward to different parts of the Clubhouse and recommendations will be made at the October Workshop meeting. Monte continued with a report from the Scheduling Software Committee. He reported that the Software has been chosen, purchased and installed. Debbie Provost and Helene DeRosa are loading all scheduled events and Sylvia Gauthier will communicate with the community as to when the program can be viewed.

Water Committee – William Armstrong reported that August was the third month in a row we have been below the allowable usage per home. As for the metered homes, 76 percent were under the 8800 gallon. I would like to remind everyone that the time change will be November 5th and that Hawthorne returns to watering our lawns once a week.

Driveway Committee – Mark Baierlipp reported that the Driveway Width Committee task is to look at existing language under the Rules and Regulations and to survey the community and modifications which have been made to driveways in searching for a suitable resolution to the current issue. The Driveway Width committee has met 3 times, in these meetings we reviewed the charter, review any language in, State of Florida Statute 719, Lake County Regulations, all HRCA governing documents, Proprietary Lease, Bylaws, Rules and Regulations. We noted that Driveways are not addressed as a separate item in the Rules and Regulations but rather as subparts of other sections. We will meet again next week with the goal to review the Rules and Regulations and other information gathered for possible language change recommendations.

UNFINISHED BUSINESS

None

NEW BUSINESS

Motion to approve the proposed change to the Rules and Regulations Section XI. Motion made by Ed

Wilcox. Seconded by MaryAlice Morris. All in favor. Motion carried.

Motion to approve a member vote to be added to the March members meeting on not to sell the 68 acres. Motion made by Ed Wilcox. Seconded by Sharyn Germ. All in favor. Motion carried.

Motion to approve an immediate smoking/vaping ban at the Softball Complex, with the exception of a designated smoking/vaping area, and that Management posts appropriate signage. Motion made by Cathy Serfass. Seconded by Mark Baierlipp. Monte Moon asked to amend the motion to add no chewing tobacco at the Softball Complex to the motion. Motion to amend made by Monte Moon. Seconded by Sharyn Germ. All in favor. Motion carried. New Motion to read. Motion to approve an immediate smoking/vaping/chewing tobacco ban at the Softball Complex, with the exception of a designated smoking/vaping area, and that Management posts appropriate signage. Motion made by Monte Moon. Seconded by Sharyn Germ. All in favor. Motion carried.

Motion to charge the Documents Committee to develop appropriate language to be presented to the Board regarding the No Smoking/No Vaping/No Chewing Tobacco at the Softball Complex. Motion made by Cathy Serfass. Seconded by Sharyn Germ. All in favor. Motion carried.

COMMUNICATIONS

Three

MEMBERS' COMMENTS

11 residents spoke: Not to sell the 68 acres, smoking/vaping ban, encourage neighbors to attend Board meetings, temperature in clubhouse and VFW thanks for your donations.

ADJOURNMENT

The meeting was adjourned at 3:20 p.m.

*Minutes of Board Meeting/Dialogue with General Manager
Thursday, October 5, 2017 9:30 a.m.
Marina Lobby*

Board members in attendance: President Pete Hurlburt, Treasurer Cathy Serfass, Secretary Ed Wilcox and Directors: MaryAlice Morris, Monte Moon, and Marian Whitehead.

Board members absent: Vice President Mark Baierlipp, and Directors William Armstrong and Sharyn Germ

Also present: General Manager Roger Slagle, and Administrative Assistant Dee Brown

There were 14 residents in attendance.

Board President Pete Hurlburt called the meeting to order at 9:30 a.m. Roll Call was taken.

GENERAL MANAGER'S COMMENTS

The following were discussed:

General Manager Roger Slagle reported A) All 16 Nodes have been delivered. We have one installed and will be installing the second Node today. The plan is to install two to three Nodes per week. We will be posting which homes will be affected for the next day on HTV (98), on an easel in the clubhouse and on the website. B) HRCA's phones have been very busy with tree concerns. Jason is working with office personnel on the tree lists. There are no trees known to be on any homes at this time. I believe most tree work remaining must be handled by a tree service with proper equipment. This work will take weeks so we ask for your patience. Any confrontations with Noel's Tree Service on the job site will only add to the already difficult job and will slow the schedule. C) Home Services is very busy with leaks and floor repairs. Replacing trim is not a priority at this time. Lake Square Aluminum & White Aluminum have limited supplies. If you need replacement trim it would be helpful to have it on site when someone has time to replace or install. D) We had two reported sinkholes, one at the golf course and one on Hibiscus. Both were determined to be rotted root voids and both have been filled. E) The fence company will be here today for repairs. F) Bill Catanese will return to work Monday, October 9th. G) Overtime for cleanup equaled 784 hours for the two week period after Irma. H) Chuck Johnson reports work on 198 Jacaranda Drive. The home is abandoned but had a mortgage.

We are close to finalization and home and lot will soon belong to HRCA. D) 102 Ixora Way will petition the Board to purchase the property. The home was damaged by Irma and was also red tagged by the County.

ITEMS DISCUSSED

MEMBERS QUESTIONS AND COMMENTS

1. MaryAlice Morris asked if the trim is mildly bent, can it still be used. Roger Slagle confirmed that it would be ok to still use.
2. Ed Wilcox showed the audience a picture of a node for those that have never seen one before.
3. Items to be added to the Workshop Agenda will be Space Utilization and Scheduling Software Update, Meeting Times, Documents Committee clarification on smoking charge, Community Pride concerns, Hospitality room use and By-Law change – Election of Directors.

4 Residents Spoke: Nodes, Thank you to Paul Gunterman, Damaged Trim Repair, Home on Ixora and Red tagged homes.

ADJOURNMENT

The meeting was adjourned at 9:53 a.m.

***Minutes of Board of Directors – Workshop Meeting
Thursday, October 12, 2017 at 10:00 a.m.
Marina Lobby***

Board members in attendance: President Pete Hurlburt, Vice President Mark Baierlipp, Secretary Ed Wilcox and Treasurer Cathy Serfass. Directors: Marian Whitehead, MaryAlice Morris, Monte Moon and William Armstrong.

Absent Board member: Director Sharyn Germ

Also Present: General Manager Roger Slagle, Chief Steve Waters, Controller John Hall, and Administrative Assistant Dee Brown.

There were 30 residents in attendance.

President Pete Hurlburt called the meeting to order at 10:00 a.m. Roll call was taken.

1. General Manager, Roger Slagle reported that A) We currently have three Nodes installed and functioning with the fourth Node to be installed today. Tracy Mitchell is assisting Bob and Jimmy with day to day work so they can work on the fiber optic change over. B) Grandma's Closet and the Medical Shed are in permit review with the County. HRCA's common areas are commercial property and site plans are required. Commercial contractor's license required due to commercial projects have more requirements. C) Jason Littles was at Lake County this morning inquiring about the storm debris. The County was granted money from FEMA to help with cleanup of storm debris and we are requesting they remove some of the storm debris from the 100 Acres. D) Attorney Chuck Johnson began the replat of lot 21 on Sago Palm.
2. Cathy Serfass gave an update on the Space Utilization Committee. Monte moon gave an update on the Scheduling Software Committee. The new software should be up and running in about two to three weeks.
3. Discussion was held on the use of the Hospitality Room. It was decided that the Board would charge the Space Utilization Committee to research the possibilities and report back to the Board.
4. Discussion was held on the Board meeting times. The Board moved up changing the meetings to the 1st three Thursdays of the month all being at 10:00am. First two Thursdays will be held in the Lemon/Lime Room and the 3rd Thursday will be in the Dan Gorden Hall. A motion for approval will be made at the General Board meeting scheduled for Thursday, October 19th.
5. Discussion was held on the charge given to the Documents Committee on

smoking. Ed Wilcox asked for clarification on the exact wording of the new smoking rules and signage. The Board will investigate a members vote in March on smoking.

6. Discussion was held on the hayride request. Board decided not to grant this request.
7. Discussion was held on a By-Law change to the Election of Directors. This change will allow all members to run for the Board and will comply with Florida statue. A motion for approval will be made at the General Board meeting scheduled for Thursday, October 19th.
8. Discussion was held on the Service Animal and Emotional Support Animal rule changes. A motion for approval will be made at the General Board meeting scheduled for Thursday, October 19th.
9. Discussion was held on a letter received by the Board about the trees and FEMA. President Hurlburt asked the Board for their opinion on a response.
10. Discussion was held on a letter the Board received on an offer to purchase 102 Ixora Way for \$16,000 less the cost of removal. A motion for approval will be made at the General Board meeting scheduled for Thursday, October 19th.

12 residents spoke: Trees, Cost of tree removal, Shuffleboard Tournaments, Space Utilization/Hospitality Room, Term limits for the Board, Service Animal/ESA, Communication during Hurricanes, Lot 21 on Sago Palm, TV Issues and Thank you to the Board for the great job done during the Hurricane.

ADJOURNMENT

Meeting adjourned at 11:39 a.m.

*Minutes of Agenda Meeting
Thursday, October 12, 2017 at 11:50 p.m.
Marina Lobby*

Board members in attendance: President Pete Hurlburt, Vice President Mark Baierlipp, Treasurer Cathy Serfass, and Secretary Ed Wilcox. Directors: Marian Whitehead,

MaryAlice Morris, Monte Moon and William Armstrong.

Absent Board member: Director Sharyn Germ

Also Present: General Manger Roger Slagle, Chief Steve Waters and Administrative Assistant Dee Brown.

There were no residents in attendance.

President Pete Hurlburt called the meeting to order at 11:50 p.m. The agenda was set for the October 19, 2017 Board Meeting as follows:

CALL TO ORDER Pete Hurlburt

ROLL CALL Pete Hurlburt

INVOCATION Chuck Mrowca

POST COLORS AND PLEDGE VFW Post# 6389

ADJUSTMENTS TO THE AGENDA

APPROVAL OF MINUTES

General Board Meeting	September 28, 2017
Dialogue with GM Meeting	October 5, 2017
Workshop Meeting	October 12, 2017
Agenda Meeting	October 12, 2017

TREASURER'S REPORT Cathy Serfass

PRESIDENT'S COMMENTS Pete Hurlburt

GENERAL MANAGER'S REPORT Roger Slagle

COMMITTEE REPORTS

Community Relations	MaryAlice Morris
Planning Committee	Monte Moon
Water Committee	William Armstrong

UNFINISHED BUSINESS

None

NEW BUSINESS

Motion to approve all Board meetings being held at 10:00 am on Thursday's beginning May 1st 2018. Dialogue and Workshop meetings to be held in the Lemon/Lime Room and the General Board meeting will be held in the Dan Gorden Hall William Armstrong
Motion to approve a By Law change to the Election of Directors to comply with

Florida Statutes. Mark Baierlipp
Motion to approve the Service Animal and Emotional
Support Animal Rule Changes. Marian Whitehead
Motion to approve the HRCA purchase of 102 Ixora
Way in the amount of \$16,000 less
the cost of removal. Monte Moon

COMMUNICATIONS

Two

MEMBERS' QUESTIONS AND COMMENTS

(Members May Speak On Underlined Items)

ADJOURNMENT

The meeting was adjourned at 12:01 p.m.

Minutes of GENERAL BOARD MEETING
Thursday, October 19, 2017 1:30 p.m.
Dan Gorden Hall

Board members in attendance: President Pete Hurlburt, Vice President Mark Baierlipp, Secretary Ed Wilcox, Treasurer Cathy Serfass and Directors Marian Whitehead, MaryAlice Morris, Sharyn Germ, Monte Moon and William Armstrong.

Also present: General Manager Roger Slagle, Controller John Hall, Cindy Clark Realty Operations, Emergency Services Chief Steve Waters, and Administrative Assistant Dee Brown.

There were approximately 87 residents in attendance.

President Hurlburt called the meeting to order. Roll call was taken.

The invocation was given by Chuck Mrowca.

ADJUSTMENTS TO THE AGENDA

President Hurlburt announced that he will be removing motion #2 from the Agenda until next month when Board legal counsel can attend to assist with any questions.

APPROVAL OF MINUTES

General Board Meeting September 28, 2017
Dialogue with GM Meeting October 5, 2017

Workshop Meeting October 12, 2017
Agenda Meeting October 12, 2017

The minutes were approved as posted.

TREASURER'S REPORT

Treasurer's report given by Cathy Serfass and accepted as read.

PRESIDENT'S REMARKS

President Hurlburt reported that the Board received a letter asking permission to have a farm type wagon to give hayrides around the community. The Board decided not to take action at this time. The Board discussed the use of the Hospitality Room and whether or not we could make better use of the room. The Board turned the matter over to the Space Utilization Committee for further review. Just a reminder that AARP has a large trailer in the rear storage area that is for aluminum cans. The cost of purchasing an ice machine for the Marina will be between \$5,000 and \$6,000. President Hurlburt appointed Chuck Mrowca as the chairman of the Search Committee and Cherie Hillman as the Clerk of the Election Committee. Committee members for both will be on the November agenda for approval.

GENERAL MANAGER'S REPORT

General Manager Roger Slagle asked Cindy Clark to give the home sales report. Cindy reported that a resident came in to see her with a letter that she received shortly after her husband passed. It was a letter of condolences and an offer to buy her home for cash with a closing within 14 days. If you receive a letter like this or if you have concerns about a letter you have received, please bring it in and let Cindy take a look at it. Lot 1 which is 165 Sago Palm was expected next Tuesday but has been delayed until October 31st. We have 15 homes for sale, we've given 217 tours this year, have worked with 296 clients, shown 809 homes and have made 68 sales.

Mr. Slagle asked Chief Steve Waters to give the EMS report. Chief Waters reported for September there were 53 medical calls, 28 incidents and 2 false alarms for a total of 81 calls. There

were two gate turn aways. Four lock boxes were sold at the Activity Fair this year. If you need a lock box, they can be purchased with Robbie in Home Services for \$14.00 each. Emergency phone stickers are available in the Marina. Reminder that if you've lost power, your emergency button will not work. October is Breast Cancer Awareness month. If you are over forty years old, you should have a mammogram every year.

General Manager Roger Slagle reported that lot 1 on Sago Palm is being prepared for an end of the month delivery. Work continues on Grandma's closet and Medical sheds. I am to believe that I have now satisfied the County with the required documents. The cost of the site plans, zoning and building permits and a small fee left to pay, the total will be about \$1325. The County considers all common ground in Hawthorne commercial. He then explained the importance of trees here at Hawthorne and the responsibility that Hawthorne has in maintaining the beauty. Jason and his crew continue to work on the tree list that was created during Hurricane Irma. If the tree is not causing damage to the home or does not have serious faults, we are not approving removal. We have never denied trimming of any tree.

COMMITTEE REPORTS

Community Relations Committee – MaryAlice Morris asked JoAnn Hunter to give her Ambassador report. JoAnn reported that the ambassadors made 6 calls in the month of October. Two discovered Hawthorne through friends, two through family and two through the internet. New residents liked price of the homes, reasonable HOA fees and the activities. Several of the new residents were interested in softball, pickleball, dancing, sewing and bible study. I would like to welcome a new member to our Ambassador team, Lucinda Karlskin. MaryAlice Morris spoke for Wayne Short and the Sprinkler Committee. The Sprinkler Committee has started setting timers. Please call Brandi at 787-1000 to get on the list. MaryAlice Morris spoke for Steven Siegel and the Zone Coordinators. There was a rumor going around that we are eliminating the delivery of bulletins. The bulletins will still be delivered, will be available on the information center and posted on the website.

Planning Committee – Monte Moon reported that since the September meeting the Planning Committee has been looking at areas for needs, wants and ideas. Some items are renovations, some are maintenance and some ideas. Different areas looked at were the Library, the Marina and the East of the Dan Gorden Hall. The recommendations will be presented to the Board at next month's Workshop meeting.

Water Committee – William Armstrong reminded everyone that it's that time of year again to go back to watering one day a week.

UNFINISHED BUSINESS

None

NEW BUSINESS

Motion to approve the all Board meetings being held at 10:00 a.m. on Thursday's beginning May 1st, 2018. Dialogue and Workshop meetings to be held in the Lemon/Lime Room and the General Board meeting will be held in the Dan Gorden Hall. Motion made by William Armstrong. Seconded by MaryAlice Morris. All in favor. Motion carried.

Motion to approve the Service Animal and Emotional Support Animal Rule changes. Motion made by Marian Whitehead. Seconded by Cathy Serfass. All in favor. Motion carried.

Motion to approve the HRCA purchase of 102 Ixora Way in the amount of \$16,000 less the cost of removal. Motion made by Monte Moon. Seconded by Sharyn Germ. All in favor. Motion carried.

COMMUNICATIONS

Two

MEMBERS' COMMENTS

4 residents spoke: Rules, A/C in billiard room, cost of printing bulletin and policy change at clubhouse.

ADJOURNMENT

The meeting was adjourned at 2:49 p.m.

NOVEMBER MEETINGS

- 1) There will be a Community Pride Committee meeting on **Wednesday, November 1, 2017 at 10:00 a.m.** The meeting will be in the Administration Conference Room.
- 2) There will be a Documents Committee meeting on **Wednesday, November 1, 2017 at 1:00 p.m.** The meeting will be in the Administration Conference Room.
- 3) There will be a HRCA Board of Directors meeting on **Thursday, November 2, 2017 at 9:30 a.m.** The meeting will be in the Marina Lobby.
Purpose: Dialogue with the General Manager
- 4) There will be a **Closed** HRCA Board of Directors meeting on **Thursday, November 2, 2017** in the Administration Conference Room immediately following the Dialogue with the General Manager Meeting.
Purpose: Discuss Personnel Matter
- 5) There will be a Website Committee meeting on **Tuesday, November 7, 2017 at 10:00 a.m.** The meeting will be in the Administration Conference Room.
- 6) There will be a Planning Committee meeting on **Wednesday, November 8, 2017 at 10:30 a.m.** The meeting will be in the Administration Conference Room.
- 7) There will be a Documents Committee meeting on **Wednesday, November 8, 2017 at 1:00 p.m.** The meeting will be in the Administration Conference Room.
- 8) The HRCA Board of Directors **Workshop Meeting** will be held on **Thursday, November 9, 2017 at 10:00 a.m.** in the Marina Lobby.
- 9) The HRCA Board of Directors **Agenda Meeting** will be held on **Thursday, November 9, 2017** in the Marina Lobby immediately following the Workshop Meeting.
- 10) There will be a Safety Committee meeting on **Thursday, November 9, 2017 at 12:30 p.m.** The meeting will be in the Administration Conference Room.
- 11) There will be a Water Committee meeting on **Friday, November 10, 2017 at 10:00 a.m.** The meeting will be in the Clubhouse Conference Room.
- 12) There will be a Documents Committee meeting on **Wednesday, November 15, 2017 at 1:00 p.m.** The meeting will be in the Administration Conference Room.
- 13) The HRCA Board of Directors **General Board Meeting** will be held on **Thursday, November 16, 2017 at 1:30 p.m.** in the Dan Gorden Hall.