Minutes of Special Board Meeting  
Monday, January 30, 2017 10:00 a.m.  
Administration Conference Room

Board members in attendance: President Butch Lichtenberger, Vice President Mary Alice Morris, Secretary Sharyn Germ, Treasurer John Haag and Directors: Mark Baierlipp and William Armstrong.

Absent Board members: Director Marian Whitehead, Barbara Weese and Jeff Carr.

9 residents were in attendance.

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

President Lichtenberger called the meeting to order at 10:00 a.m.

Roll call was taken.

Purpose: To discuss the Communication Committees recommendation and Proprietary Lease verbiage changes.

ITEMS DISCUSSED

1. Discussion was held on the upcoming Town Hall meeting topic of the garbage issue and if it should be presented as a separate issue.

2. Discussion was held on the Communication Committees recommendation. A proposal will be put together to be discussed at the Workshop meeting.

ADJOURNMENT

The meeting was adjourned at 11:28 a.m.

Minutes of Board of Directors – Workshop Meeting  
Thursday, February 9, 2017 at 10:00 a.m.  
Marina Lobby

Board members in attendance: President Butch Lichtenberger, Vice President Mary Alice Morris, Treasurer John Haag, and Secretary Sharyn Germ. Directors: Mark Baierlipp, Marian Whitehead, Barbara Weese, Jeff Carr, and William Armstrong.

Also present: General Manager Roger Slagle, Controller John Hall, Attorney Chuck Johnson and Administrative Assistant Dee Brown.

There were 26 residents in attendance.

President Butch Lichtenberger called the meeting to order at 10:00 a.m. Roll call was taken. President Lichtenberger mentioned that the Board candidates will be on TV 98 on February 23, 2017 at 9:00 a.m. He also reported that we had an issue here on Saturday where an unsigned letter was posted all over the community. He expressed how he felt this could have been handled differently and also felt it added unnecessary work for the staff, as the tape made a mess to the windows and paint.

ITEMS DISCUSSED

1. General Manager, Roger Slagle reported that A) The home at 159 Sago Palm Drive was delivered Monday and the close up process is nearly complete. B) Two more homes are scheduled to be delivered, one in April and the other in May. C) One of the AC units in the Clubhouse is down and we are currently getting quotes to have it repaired.
2. Discussion was held on HRCA possibly purchasing 107 Papaya Cove. A motion was made and will be voted on at the General Board meeting on February 16, 2017.
3. Discussion was held on the approval of the election committee and additional members requested. A motion was made and will be voted on at the General Board meeting on February 16, 2017.
4. William Armstrong spoke about the Earth and Water Expo that will be held on February 14th, 2017 at the Clubhouse. Tickets are free and refreshments will be available.
5. Discussion was held on water enforcement for those residents watering on the wrong days.
6. Discussion was held on the importance of extending the members of the Communications Committee into the New Year and new Board. A motion was made and will be voted on at the General Board meeting on February 16, 2017.
7. Discussion was held on a letter received from the Archery Club. It was decided that this would be passed onto the new Board for Budget discussion for 2018.
8. FLROC is holding a Training Seminar on March 7th, 2017.
10. Jeff Carr discussed the Long Range Plan for 2017. A motion was made and will be voted on at the General Board meeting on February 16, 2017.
11. Mark Baierlipp discussed the Communications Committees report which included the announcement of receiving and able to transmit more than the 20 over the air channels, recommended upgrade fee structure, Project Budget Adjustment and OpticalTel not willing to extend our present contract past our present extension end date of February 28, 2017. A motion was made on the Project Budget Adjustment and will be voted on at the General Board meeting on February 16, 2017.
12. Discussion was held on the Zone / Ambassador Appreciation Event. A motion was made and will be voted on at the General Board meeting on February 16, 2017.
13. Barbara Weese discussed the Lot Committee report. The Board will have a meeting to discuss and review the report.

9 residents spoke: Surveying lots, Guardhouse renovations, Archery letter, Tree replacement, Rule enforcement, Resident notice on cable and internet, Planning Committee and Employee issues.

ADJOURNMENT
Meeting adjourned at 11:54 a.m.

Minutes of Agenda Meeting
Thursday, February 9, 2017 at 12:00 p.m.
Marina Lobby

Board members in attendance: President Butch Lichtenberger, Vice President MaryAlice Morris, Treasurer John Haag, and Secretary Sharyn Germ. Directors: Mark Baierlipp, Marian Whitehead, Barbara Weese, Jeff Carr, and William Armstrong.

Also Present: General Manager Roger Slagle, Attorney Chuck Johnson and Administrative Assistant Dee Brown.

There were no residents in attendance.

President Butch Lichtenberger called the meeting to order at 12:00 p.m. The agenda was set for the February 16, 2017 Board Meeting as follows:

CALL TO ORDER Butch Lichtenberger
ROLL CALL Butch Lichtenberger
INVOCATION Jeff Carr
POST COLORS AND PLEDGE VFW Post# 6389

ADJUSTMENTS TO THE AGENDA
APPROVAL OF MINUTES
Sharyn Germ
General Board Meeting January 19, 2017
Dialogue with GM Meeting January 22, 2017
Special Board Meeting January 30, 2017
Workshop Meeting February 9, 2017
Agenda Meeting February 9, 2017

TREASURER’S REPORT
John Haag

PRESIDENT’S COMMENTS
Butch Lichtenberger

GENERAL MANAGER’S REPORT
Roger Slagle

COMMITTEE REPORTS
Marian Whitehead
Barbara Weese
Jeff Carr
Mark Baierlipp
William Armstrong
MaryAlice Morris

UNFINISHED BUSINESS
None

NEW BUSINESS
Motion to approve the purchase of 107 Papaya Cove for $16,000 minus the cost of removal. John Haag
Motion to approve the Election Committee members and additional members requested. Barbara Weese
Motion to approve the extension of the current members of the Communications Committee. MaryAlice Morris
Motion to approve the 2017 Long Range Plan. Jeff Carr
Motion to approve the Zone/Ambassador Appreciation Event to not exceed $350.00. John Haag
Motion to approve borrowing an additional $120,000 from reserves to complete the Hawthornetelevision and internet project. Mark Baierlipp

COMMUNICATIONS
None

MEMBERS’ QUESTIONS AND COMMENTS

ADJOURNMENT
The meeting was adjourned at 12:08 p.m.

Minutes of GENERAL BOARD MEETING
Thursday, February 16, 2016 1:30 p.m.
Dan Gorden Hall

Board members in attendance: President Butch Lichtenberger, Vice President MaryAlice Morris, Secretary Sharyn Germ, Treasurer John Haag and Directors Jeff Carr, Marian Whitehead, Barbara Weese, Mark Baierlipp, and William Armstrong.

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

There were approximately 75 residents in attendance.

The invocation was given by Jeff Carr and The VFW posted the colors and led the Pledge of Allegiance.

ADJUSTMENTS TO THE AGENDA
Chuck Mrowca will be introducing the Candidates running for the Board of Directors and the order of the Committee reports has been changed.

APPROVAL OF MINUTES
General Board Meeting January 19, 2017
Dialogue with GM Meeting January 22, 2017
Special Board Meeting January 30, 2017
Workshop Meeting February 9, 2017
Agenda Meeting February 9, 2017

The minutes were approved as posted.

TREASURER’S REPORT
Treasurer’s report given by John Haag and accepted as read.

PRESIDENT’S REMARKS
President Lichtenberger called the meeting to order. Roll call was taken. President Lichtenberger asked that everyone reminds their neighbors about the election on March 16th. We will be voting on changes to the Proprietary Lease and electing new Board members and will need 66% to pass the changes.

GENERAL MANAGER’S REPORT

General Manager Roger Slagle asked Cindy Clark to give the home sales report. Cindy reported that the home on Lot 6 on Sago Palm is completed and now working on getting it cleaned in order to close on this property. Lot 4 was delivered and we are just at the beginning stages of this home. Lots 5 and 11 have been ordered and will be here in a few months. We have 12 homes for sale, we’ve given 52 tours this year, have worked with 60 clients, shown 153 homes and have made 12 sales.

Mr. Slagle asked Chief Steve Waters to give the EMS report. Chief Waters reported for January there were 81 medical calls, 48 incidents, and 3 false alarms, for a total of 132 calls. We had 1 turn-a-way at the gate this month. Chief Waters would like to remind all residents of the scams this time of year. Tax season is a time for scams so please be careful. If you have not signed a new Boat Slip Agreement, please do so by coming into the Marina with your registration, insurance and title. A snake bite was reported by the archery field so please be careful and be aware of your surroundings. I will have more Safety Videos at future Board meetings.

The General Manager Roger Slagle reported that sixty waste containers have been ordered from our solid waste contractor. The sign-up sheet will remain on the quad for anyone that would like to sign-up. Work continues at 159 Sago Palm (Lot 4). Prep work is being done for the electrical, the A/C will be installed tomorrow, the inspection will be done Monday or Tuesday and the dirt work and hopefully concrete work will be completed next week. An A/C unit for the Clubhouse will be replaced. Three bids were submitted and Comprehensive Energy Services with some prodding by Tyler, had the best price for the same Addison 30 ton replacement.

INTRODUCTION OF CANDIDATES

Chuck Mrowca introduced the candidates for the 2017 election.

COMMITTEE REPORTS

Safety Committee – Marian Whitehead reported that Chief Waters did a presentation on Safety for us on Tuesday, January 5th, 2017. Chief will continue to work on a video program. Our safety tips will be updated periodically to Debbie in the Program Office for the weekly bulletin. We will make a presentation of a video at the Health Fair to be held on Tuesday, March 14th. After receiving a quote and lots of discussion it was decided that the committee does not recommend the purchase of a striping machine for white lines. The subject of the brown tiles around the swimming pool was discussed and the conclusion was that the residents need to be educated in wearing the appropriate shoes in that area. A quote from Pikes Electrical has been obtained for $1,561.60 for 4 ceiling mounted receptacles for pull-down retractable cords in the sewing room. The Safety Committee fully endorsed this and will submit a letter to the new Board for the April Workshop with its recommendation to have them installed as soon as possible. A motion was passed and second to send a letter to the new Board to have rear view mirrors fitted on any vehicles / equipment that use the Hawthorne roads. Again the Committee will recommend that this be looked into very seriously and thought it to be an added feature to insure continued safety within the Hawthorne Community.

Other topics addressed were children driving golf carts, Workers talking on their cell phones while operating equipment, this again addressed to Roger. Information on purchasing our own Mobile Radar Detection equipment and thought it would be an added deterrent to our problem of people speeding within Hawthorne. However the quote was $13,000.00. This area needs to be discussed further by the Safety Committee. The mats within Hawthorne do get looked at once a month by a company. However the one under the Ice Machine as soon as (Gary) now Tyler puts it there it gets removed and tossed outside the back door. A never ending battle. To purchase another one was not the answer. Conclusion ... Subject closed. The next meeting will be on March 2nd at 10:00 am in the clubhouse conference room.
Community Relations — Barbara Weese asked Joanne Jefferson for her Ambassador report. Joanne reported that the ambassadors made 14 calls in the month of January. Four discovered Hawthorne through friends, two through family, four that lived or worked in the area and four through the internet. Comments made were about the friendliness of our people, the care and maintenance of our community as well as the affordability to live here.

Documents Committee — Jeff Carr reported that the committee met on February 9th at 1:00 pm. They discussed the requested change to the Rules and Regulations section XI Vehicles, Boats, RV’s, Trailers and Traffic (L). The recommendation will be sent to the Board for 30 days review and the can be voted by the Board. The composition of the committee to mirror the Planning Committee was tabled until the new Board and Committee formed. Jeff thanked all the members of the Committee for their hard work and support.

Community Pride Committee – MaryAlice Morris reported that the Tennis Club’s donated palm trees have been planted. They are a very nice addition to the area in front of the north courts. The Committee has adopted one of the planters in front of the Marina. The planter will be the Committee’s responsibility to maintain. Permission was requested and given by Roger and Jason for the group to do this. Please let us know what you think of the results. Several more projects are percolating, and we hope to see them moving forward shortly. I will give a summary of our work next month, for the year end.

Website Committee — Sharyn Germ reported that in 2015, this committee underwent the tremendous challenge to bring the Hawthorne website up to today’s technology. With the increase in personal communication devices like the smart phones, tablets and laptops, even our real estate division recognized the necessity to update our internet presence. That entire year the members of this committee along with our realtor Cindy Clark and Globalsites, our new web hosting company worked tirelessly to improve all facets of the new website. In 2016 to present, this committee’s focus has been primarily on the resident side. Our mission statement has been to keep the information current and relative and the images attractive. Since the website is a “living” document, we needed a marketing tool to encourage residents to “look it up on the website!” Our little newsboy, HAL was born. I’d like to thank Tom Goetz for forming our two HALs, Diane Bantz and Jackie Paronto for painting each HAL, and my husband John for creating the stands that keep HAL upright. One HAL sits on Brandi’s desk in Admin to spark conversation with residents and newcomers alike to register for access to the resident side. The other HAL appears from time to time at board meetings and other functions. During the early summer, we started tracking analytical data sent to us each week through Globalsites in order to measure our success through the frequency of logons and popular links clicked. As a committee, we agreed that we needed a visual website reminder in each home. So we developed HAL’s business card that was distributed through the Friday clips last month. Brandi keeps a stack of these cards with HAL on her desk and Joanne Jefferson includes a card in every Welcome packet. I’d like to thank the members of the Website Update Committee. I’ve really enjoyed being Chair and working with each of you and hope you sign up for another year on the committee. I would also strongly encourage others to sign up for this or any of the other committees. Hawthorne runs on volunteers – it’s our strength!

Planning Committee — Jeff Carr reported that the committee met on February 8th at 1:00 pm. They worked on completing the Long Range Plan document which will be presented for approval today. The Committee also summarized the projects that we worked on this year. The projects were broken up into two categories, those that should be taken to the next level and be in the 2018 Budget and those that require extensive future work. Jeff thanked all the members of the Committee for their hard work and support.

Water Committee — William Armstrong reported that the Committee met on February 10th. Along with the members of the Committee, members of the Florida Friendly Landscape Committee were present. The discussion of the upcoming Earth and Water Expo was the main topic of discussion.
Earth and Water Expo was held on February 14th in the Hall. About 100 members of our community attended, listening to our two guest speakers and viewing the displays of other groups that are working to preserve Florida’s earth and water. In my report for January I informed the members that the average amount of water used per home in November was 10,278 about 2,000 above our allowed usage. The average amount of water used in December was 9,231, and I am happy to report that the average amount of water used per home for the month of January was 7,992 gallons. The number of metered homes using the allocated amount of water or less per month in my last report was 68% and has risen to 78%.

Communications Committee – Mark Baierlipp presented a PowerPoint presentation on the history of Hawthorne television.

UNFINISHED BUSINESS
None

NEW BUSINESS

Motion to approve the purchase of 107 Papaya Cove for $16,000 minus the cost of removal. Motion made by John Haag. Seconded by Sharyn Germ. MaryAlice voted yes, John Haag voted yes, Jeff Carr voted yes, Sharyn Germ voted yes, Marian Whitehead voted yes, Barbara Weese voted yes, Mark Baierlipp voted yes and William Armstrong voted yes. All in favor. Motion carried.

Motion to approve the Election Committee members and additional members requested. Motion made by Barbara Weese. Seconded by Jeff Carr. MaryAlice voted yes, John Haag voted yes, Jeff Carr voted yes, Sharyn Germ voted yes, Marian Whitehead voted yes, Barbara Weese voted yes, Mark Baierlipp voted yes and William Armstrong voted yes. All in favor. Motion carried.

Motion to approve the extension of the current members of the Communications Committee. Motion made by MaryAlice Morris. Seconded by John Haag. MaryAlice voted yes, John Haag voted yes, Jeff Carr voted yes, Sharyn Germ voted yes, Marian Whitehead voted yes, Barbara Weese voted yes, Mark Baierlipp voted yes and William Armstrong voted yes. All in favor. Motion carried.

Motion to approve the 2017 Long Range Plan. Motion made by Jeff Carr. Seconded by MaryAlice Morris. MaryAlice voted yes, John Haag voted yes, Jeff Carr voted yes, Sharyn Germ voted yes, Marian Whitehead voted yes, Barbara Weese voted yes, Mark Baierlipp voted yes and William Armstrong voted yes. All in favor. Motion carried.

Motion to approve the Zone/Ambassador Appreciation Event to not exceed $350.00. Motion made by John Haag. Seconded by Jeff Carr. MaryAlice voted yes, John Haag voted yes, Jeff Carr voted yes, Sharyn Germ voted yes, Marian Whitehead voted yes, Barbara Weese voted yes, Mark Baierlipp voted yes and William Armstrong voted yes. All in favor. Motion carried.

Motion to approve borrowing an additional $120,000 from reserves to complete the Hawthorne television and internet project. Motion made by Mark Baierlipp. Seconded by Sharyn Germ. MaryAlice voted yes, John Haag voted yes, Jeff Carr voted yes, Sharyn Germ voted yes, Marian Whitehead voted yes, Barbara Weese voted yes, Mark Baierlipp voted yes and William Armstrong voted yes. All in favor. Motion carried.

COMMUNICATIONS
None

MEMBERS’ COMMENTS

5 residents spoke: Size of home going on 107 Papaya Cove, Website Committee, Additional $120,000 for TV/Internet project, Interview with Candidates on TV98, and Town Hall meeting.

ADJOURNMENT
The meeting was adjourned at 2:45 p.m.
Directors: Mark Baierlipp, Jeff Carr, Marian Whitehead, Barbara Weese and William Armstrong.

Absent Board members: Director John Haag and William Armstrong.

9 residents were in attendance.

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

President Lichtenberger called the meeting to order at 9:00 a.m.

Roll call was taken.

Purpose: Cleaveland Letter, Barton Letter, Replacement of ION in the 80 Channels, Cost of Television.

ITEMS DISCUSSED

1. Discussion was held on the cost of Hawthorne Television. The recommendation from the Communications Committee was for the cost to be $45.00 a month for the 80 channel upgrade package and a DVR rental of $10.00 a month. The Board voted and the decision was that the cost be as recommended by the Committee.

2. Discussion was held on a replacement channel for the ION channel. The Board voted and decided the Science channel would replace the ION channel.

3. Discussion was held on the Barton letter and was decided by the Board that they would send an exception to our Attorney for review.

4. Discussion was held on the Cleaveland letter. Board will ask Hawthorne’s attorney to draft a letter for Mrs. Cleaveland clarifying her options for consideration.

5. Sharyn Germ asked if it would be a good idea to have a table set up in the Hall where residents could ask questions about the ballot. Discussion was held and it was decided that Sharyn Germ, MaryAlice Morris and Jeff Carr would be available for questions in the Hall on March 1st, 3rd, 8th and 10th.

ADJOURNMENT

The meeting was adjourned at 10:35 a.m.

BOARD OF DIRECTORS

100 Hawthorne Boulevard

Butch Lichtenberger, President
Sharyn Germ, Secretary
Mark Baierlipp, Director
Marian Whitehead, Director
Barbara Weese, Director
MaryAlice Morris, Vice President
John Haag, Treasurer
Jeff Carr, Director
William Armstrong, Director

MARCH MEETINGS

4) There will be a HRCA Board of Directors meeting on Monday, March 6, 2017 at 10:00 a.m. The meeting will be in the Dan Gorden Hall - Green Room.

   Purpose: Dialogue with the General Manager

5) There will be a HRCA Annual meeting on Thursday, March 16, 2017 at 10:00 a.m. The meeting will be at the Dan Gorden Hall.

6) There will a HRCA Board of Directors Reorganization/Election of Officers meeting on Friday, March 17, 2017 at 9:00 a.m. The meeting will be at the Dan Gorden Hall in the Palm room.