

**Hart Lake Hills Homeowners Association**

P.O. Box 3518

Winter Haven, FL 33885

**Minutes of the HOA Board Meeting**

**Date:** June 27, 2025

**Location:** Boat Ramp Phase 1

**Time Called to Order:** 6:37 PM

**Meeting Called by:** Stacy Brix

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**Roll Call – Board Members Present:**

- Stacy Brix
- Jamey Trim
- Scott Gibson
- Ryan Williamson
- Herbert Gillis

**Homeowners Present:**

- Mr. & Mrs. Swanson
- Larry Strotheide

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**Approval of May Minutes**

Ryan Williamson motioned to approve the May 2025 meeting minutes.

Motion seconded by Jamey Trim.

**Vote:** All in favor.

**Outcome:** Minutes approved.

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**Financial Report**

- The prior month's financial report was reviewed.
  - **Outstanding Dues:** Three annual dues remain unpaid.
  - **Action:** Scott Gibson will send final notice letters via certified mail.
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## Old Business

### Storage Unit

- Pole size confirmed.
- Jamey Trim shared a prior quote for a storage unit with present parties.

### Gate Electrical System and Repairs

- Need to confirm correct labeling on master electrical box (gate and lighting functions).
  - Sprinkler system also lacks labeling.
  - Fletcher Electric has been used previously — Mr. Gillis will follow up for a quote.
  - Ryan Williamson suggested obtaining a quote from Crosswire.
  - Mr. Gillis also recommended Central Florida Electric.
  - General concern: Rust noted on the gate.
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## New Business

### Overnight Parking Policy Discussion

- Visitors may park on the street for up to **7 days**.
- Mr. Gillis proposed creating visitor passes and implementing a formal rule.
- **HOA Violation Examples (Discussion Only):**
  - Exceeding overnight parking limits
  - Blocking driveways
  - Parking on grass

**Action:** Discuss with HOA attorney before making any changes. No official vote taken.

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### General Questions & Comments

- **Mr. Swanson** asked about HOA governing documents (covenants and restrictions) being recorded.
  - **Response:** Scott Gibson said the HOA will work to complete this. Requires possible attorney meeting, notarization, and formal recording.
- **Mrs. Swanson** inquired about meeting notifications and website updates.
  - **Response:**
    - Scott Gibson noted ongoing work with Mark to update the HOA website.
    - Jamey Trim volunteered to post meeting notices on Facebook and at the entrance gate.
    - Going forward, Jamey will handle Facebook updates and 48-hour gate postings.
  - **Gate Openers:** Scott has 10 available at **\$20 each** for homeowners.
- **Welcome Committee:**
  - Mrs. Swanson volunteered to lead.
  - Scott will send her past materials via email.

- **Secretary Role:**
  - Nancy Casey volunteered.
  - **Vote Result:**
    - Scott Gibson and Ryan Williamson: voted No
  - **Outcome:** Jamey Trim will continue serving as Secretary.

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### **Next Meeting**

**Date:** July 28, 2025

**Time:** 6:00 PM

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### **Adjournment**

The meeting was adjourned by Stacy Brixia at **7:29 PM**.

*Jamey Trim*