

**Hart Lake Hills Homeowners Association**  
P.O. Box 3518  
Winter Haven, FL 33885

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## **Meeting Minutes**

**Date:** September 24, 2025

**Location:** Boat Ramp, Phase 1

**Time Called to Order:** 6:41 PM

**Meeting Called to Order By:** Stacey Brixa

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## **Roll Call – Board Members Present**

- Stacey Brixa
- Jamey Trim
- Scott Gibson
- Ryan Williamson

## **Homeowners Present:**

- Syrita Williams
  - Will Williams
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## **Approval of Minutes**

- Motion made by **Scott Gibson** to approve the minutes from **August 21, 2025**.
  - Motion seconded by **Ryan Williamson**.
  - **All in favor.**
  - **Outcome:** Minutes approved.
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## **Financial Report**

- The prior month's financial report was reviewed.
- **Outstanding Dues:** Two final notices were sent via regular mail on **September 23, 2025**.
- Motion to approve the financial report made by **Ryan Williamson**.
- Seconded by **Jamey Trim**.
- **All in favor.**

- **Outcome:** Financial report approved.
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## Old Business

- **Storage Unit Reservation:**  
Stacey Brixa will go to CubeSmart and reserve a 5x10 unit.
  - **Community Board:**  
Still under review. Ryan has an old quote and will request an updated one to share with the board.
  - **Accounting Software:**  
Purchase approved.
  - **Bank Setup:**  
Stacey is working on online banking setup with the bank.
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## New Business

### 1. Lighting & Electrical Repair

- Multiple companies were contacted for quotes. Only one was received—from **Central Florida Electric**.
    - **Quote Amount:** \$1,800
    - **Scope of Work:**
      - Replace front landscaping lights with 5 new LED lights
      - Remove all old circuits and any unused piping on the wall
    - **Motion:** Ryan Williamson motioned to approve the lighting bid.
    - **Second:** Scott Gibson
    - **All in favor.**
    - **Outcome:** Lighting repair bid approved.
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### 2. Pressure Washing – Community Wall & Fence

- Two quotes received:
  1. **Whitakers Cleaning Services** – \$2,850
  2. **C&L Pressure Washing Service** – \$2,800 (*Note: would require hookup to city water source*)
  - **Motion:** Jamey Trim motioned to approve Whitakers Cleaning Services.
  - **Second:** Scott Gibson
  - **All in favor.**
  - **Outcome:** Pressure washing contract awarded to Whitakers Cleaning Services.

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### 3. Community Tree Trimming – Quotes Reviewed

- **Quote 1 – High View Tree Services: \$14,500**

Includes:

- Trim 39 Magnolia Trees
- Trim 13 Oak Trees (to 12' and out centers)
- Trim 11 Oak Trees inside gate (raise/even all canopies and out centers)
- Trim 7 Pine Trees in retention pond
- Trim 7 Oak Trees in retention pond

- **Quote 2 – Tree Time Tree Care Specialists: \$6,500 + Optional Add-on**

Includes:

- Trim 13 Oaks on CR 653
- Trim 11 Oaks at entrance
- Trim 7 Pines in retention pond (Hart Lake Dr/Hart Lake St)
- Trim 7 Oaks in retention pond (Hart Lake Dr)
- *All oaks to be elevated to 13 ft, de-mossed, and thinned by 15%*
- **Optional Add-on:** Trim all Magnolia Trees in and out of the community – \$3,600

- **Motion:** Scott Gibson motioned to approve the \$6,500 bid from **Tree Time Tree Care Specialists** and **exclude** Magnolia trimming at this time.
  - **Second:** Jamey Trim
  - **All in favor.**
  - **Outcome:** Tree Time Tree Care Specialists awarded contract for oak and pine trimming only.
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### Other Items Discussed

- **Project Coordination:**

Herbert Gills will schedule the **lighting**, **tree trimming**, and **pressure washing** services and provide updates to Jamey Trim, who will post updates on Facebook and the community website.

- **Pipes Near Cunningham Road:**

Jamey Trim inquired about pipes being stored near the wall by Cunningham Road. It appears to be a **city project**, but no confirmation was given on who approved pipe storage on the community frontage. Board will follow up.

- **Future Meeting Locations:**

Due to time changes with the season, Ryan suggested holding future meetings at different locations. The board agreed to share updates via Facebook, website, and community entrance signs if meeting locations change.

- **Upcoming Community Events (Facebook/Website Postings):**

- Community Clean-Up Day
- Community Yard Sale – Dates to be suggested
- Halloween Events – Planning to be discussed

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## Adjournment

- **Time Adjourned:** 7:29 PM
- **Next Meeting:** To be announced via Facebook, website, and entrance signage.

*Jamey Trim*

Jamey Trim Secretary