

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

## **Meeting Minutes**

**Date:** November 25, 2025  
**Location:** 643 Hart Lake Drive  
**Time Called to Order:** 6:41 PM  
**Meeting Called to Order By:** Stacey Brixia

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

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

**Homeowners Present:** None

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## **Approval of Previous Minutes**

- Motion made by **Stacey Brixia** to approve the minutes from **October 22, 2025**.
- Motion seconded by **Scott Gibson**.
- **Vote:** All in favor.
- **Outcome:** Minutes approved.

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## **Financial Report**

- The prior month's financial report was reviewed.
- One homeowner still has outstanding dues; final notices were sent on **September 23, 2025**.
- **Scott Gibson** stated he would conduct a door knock as a final courtesy.
- Authorized bank account access includes **Stacey Brixia, Herbert Gills, and Ryan Williamson**.
- Motion to approve the financial report made by **Ryan Williamson**.
- Motion seconded by **Jamey Trim**.
- **Vote:** All in favor.
- **Outcome:** Financial report approved.

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## **Old Business**

**Scott Gibson** presented a demo of a new “all-in-one” HOA management platform.

## New Business

- A quote of **\$1,200** was presented for cleaning the **north-side white fence**, which has not been cleaned since installation. Same company that pressure washed wall.
  - Motion made by **Jamey Trim** to approve up to **\$1,200** for fence cleaning.
  - Motion seconded by **Scott Gibson**.
  - **Vote:** All in favor.
  - **Action:** Scott Gibson will coordinate with **Herbert Gills** to schedule the cleaning before the end of the year.
- **Budget Development Discussion**
  - Options discussed included:
    - Increasing annual dues
    - Increasing dues with the creation of a **capital expenditure reserve fund**
    - Implementing a one-time assessment
  - Current HOA dues are **\$750.00** annually.
  - Proposal presented to increase due to **\$1,000.00 beginning in 2026**, with the additional **\$250.00** allocated to a **capital expenditure reserve fund**.
  - The reserve fund will be used for major repairs and replacements, including but not limited to:
    - Roads
    - Gates and gate operators
    - Video surveillance system
    - Streetlights
    - Perimeter wall
    - Perimeter PVC fence
    - Retention areas
  - Motion made by **Scott Gibson** to increase HOA dues to **\$1,000.00** with the establishment of a capital expenditure reserve fund.
  - Motion seconded by **Ryan Williamson**.
  - **Vote:** All in favor.
  - **Outcome:** Motion approved.
- **Retention Pond Inspection**
  - A retention pond inspection will be scheduled before the end of the year.
  - **Scott Gibson** will coordinate scheduling.
- **Annual Meeting Preparation**
  - Preparation for the annual meeting will begin with materials to be reviewed at the next meeting.
  - Notices will be mailed in the week of **December 15, 2025**.
- **Next Meeting**
- Scheduled for **December 16, 2025, at 6:30 PM**.

**Adjournment** Meeting adjourned at **8:02 PM**.

Jamey Trim, Secretary

