

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 Brixa

Roll Call – Board Members Present

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

Homeowners Present: None

Approval of Previous Minutes

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

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 Brixa, 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.

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

