



HOA Budget Workshop

Unofficial Notes

Official & Complete Minutes Located on Our Website

November 26, 2024

Attendees: Barilynn G, CAM Julie D, Plaza Property Services Owner Andrew B, approximately 12 owners on Zoom

The draft 2025 budget proposed by Plaza Property Services was reviewed. Some line items that may need to be adjusted are:

- Add a line item of about \$4200 for a yearly audit.
- Add a item for the Comcast internet access.
- Determine if amount for McCall’s Termite Bond covers the buildings which it had in the past or needs to be adjusted. ** Confirmed after the meeting it is included.
- Check if the electrical gang boxes at the end of each building is owners or Association responsibility as repairs are needed.
- Possibly adjust amount for mulch as governing documents section 6.2 states mulch is owner’s responsibility around their property.

The draft budget estimated the 2025 monthly HOA fee to be \$295.

The Board will meet December 11 to approve the final budget and 2025 fees.



Blast Emails from our Management Company only go to Hawthorn Owners. This includes the Newsletter.

Those owners who rent their Hawthorn properties need to forward the email to their renters so they can keep informed of the latest Hawthorn news.

MARK YOUR CALENDAR

- HOA Board Budget Meeting to approve 2025 Budget & 2025 HOA Fees: Dec. 11, 8 pm, Zoom
- Csroling, Cookies & Hot Cocoa: **CANCELLED** on Dec 21 due to Activities Committee resignation.

Watch for Meeting & Event details with definite dates, times & locations via Blast Emails or posts at the mailbox & pool patio Bulletin Boards.

Important INFORMATION

Plaza Property Services is our Property Management Company. They are your first point of contact for ALL questions and issues on or about the property or buildings in Hawthorn. They handle all day today business-related matters. They defer to the HOA Board for input, decisions or expenditures.

You should contact:

Julie Davis (CAM)

Email: JDavis@PlazaPropertyServices.com

Direct Phone: 727-457-6524

Andrew Beaudoin (Owner)

Email: ABeaudoin@PlazaPropertyServices.com

Direct Phone: 617-308-3467

For emergencies or issues requiring immediate attention contact the Main Office/Emergency Phone: 904-265-5252.

The Board should only be contacted directly when requested or Plaza doesn’t respond in a timely manner.

Our Private Group on NextDoor is to share information with our Hawthorn neighbors, not to report issues.

NextDoor.com Hawthorn at Bartram Park Private Group: <https://nextdoor.com/g/kfawr61np>

HOA Board: Barilynn Goldstein (President), Sreedhar Maladi (V.P.), Navin Middela (Treasurer), Kathy Christ (Secretary), TBD (Member at Large)

HOA management company: Plaza Property Services | 2365 Riverside Ave | Jacksonville, FL 32204
Main Office/Emergency: 904-265-5252

CAM: Julie Davis | Email: JDavis@PlazaPropertyServices.com | Direct: 727-457-6524

Owner: Andrew Beaudoin | Email: ABeaudoin@PlazaPropertyServices.com | Direct: 617-308-3467

Website: <http://www.HawthornAtBartramPark.com>

Spotlight on Our CAM Julie Davis



I grew up in Port Richey, FL. It's about 40 minutes north of Tampa, so I usually say I'm from Tampa. My family is scattered throughout a couple states, in Tennessee, Georgia, and Texas. No kids, no pets, just me! 😊

This year has been good for travels for me. I've been to Miami, New York City, Tampa & Orlando, and Paris. After going to Paris for the Olympics, it makes me want to see the world. 🌍

I think my best vacation ever is always going to be Paris and the Olympics. Every meal was the best meal of my life, the people were amazing, the subway metro was the nicest and cleanest I've ever seen, live music everywhere you turn, the events were so well organized and so fun, I got to walk under the Eiffel Tower... it's memories for a lifetime. 🗼

Cantina Louie is my favorite restaurant in Jax. 🍷 I love the Jacksonville Symphony as well! It's nice to get dressed up and go to a fancy place, and watch amazing musicians do their thing. 🎻

My life philosophy is simple: Be nice to people. ❤️

For any questions or issues, just reach out to me at:
E-Mail: JDavis@plazapropertyservices.com
Direct: 727-457-6524
Office/Emergency: 904-265-5252

Have Safe & Happy New Year!!!



HOA SPECIAL BOARD & ANNUAL MEETINGS UNOFFICIAL NOTES



OFFICIAL & COMPLETE MINUTES LOCATED ON OUR WEBSITE NOVEMBER 19, 2024

Attendees:, Navin M, Kathy C, Sreedhar M, Barilynn G, Plaza Property Services Owner Andrew B, CAM Julie D, and approximately 39 residents/owners for Special Meeting & 26 for Annual Meeting

◆ Special Meeting:

- **Management Company Update:** See page 1 article.
- **Resignations and Appointments:**
 - Janice Weaver & Dennis Bushman have resigned.
 - Barilynn Goldstein was appointed to the term ending in 2026.
 - Navin Middela was appointed to the term ending in 2025.
- **Financial Update:**
 - A budget workshop is scheduled for Nov. 26
 - A review of the Operating Money Market Account will occur to see if some funds can/should be moved to Reserves.
 - The 2023 Reserve Audit was sound; thus, a new study is not needed at this time.

◆ Annual Meeting:

- The requirement that at least 20% of the eligible voters cast a ballot was not met, thus the election could not be finalized.
- The Board will decide whether to have a new election or if the 2 open positions will be appointed.
- Kathy will remain as a Board member for now.

◆ Organizational Meeting:

- **HOA BOARD Officer Designations:**
 - President is Barilynn Goldstein
 - Vice President is Sreedhar Maladi
 - Treasurer is Navin Middela
 - Secretary is Kathy Christ
 - Member at Large is TBD

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LANDSCAPING NEWS

Yellowstone has been working to clear dead bushes and plants in the center areas on the finger streets. New Bushes and pine needle mulch were added.



Reminder they will be coming to Hawthorn every 2 weeks through February. If you see any landscaping or irrigation problems, report them to Plaza Property Services.

Holiday Exterior Lighting & Decoration Reminders

Please keep lights, wires, cords & any inflatable or other decorations off the grass so as not to impede our landscapers & mowers.

All Holiday decorations should be taken down by January 15.

PUBLIX RECYCLING

As we all know Waste Management has restrictions on what Recycled materials they will pick up every other Tuesday. Lucky for us, Publix offers recycling bins that accept the “leftovers.” Publix accepts the following items in their store-front recycling bins.

- 1) Soft plastic - ACCEPTED
 - Shopping bag
 - Overwrap from packages like toilet paper, napkins, paper towels & shipping cases
 - Resealable bags (without the zipper)
 - Pharmacy, bread, produce & dry-cleaning bags
 - Newspaper sleeves
 - Ice bags, salt bags & wood pellet bags
 - Air pillows & bubble wrap

Soft Plastics NOT Accepted: Drinking bottles, Food containers, Plastic cups, lids or straws, Jugs, Hard or rigid plastics

- 2) Paper – ACCEPTED
 - Paper bags
 - Newspapers
 - Ad inserts
 - Publix recipe cards

Paper NOT Accepted: Drinking cups, Hardcover books. Paper envelopes with bubble lining

- 3) Foam – ACCEPTED
 - Egg cartons
 - Takeout trays and cups
 - Meat trays

Foam NOT Accepted: Paper or plastic egg cartons, Lids & straws that come with foam cups, Packing peanuts, Large foam blocks used in electronics packaging



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