

Southampton Community Association

Annual Meeting Minutes

Tuesday September 11, 2012

The President, Dion James , called the Annual meeting of the Southampton Homeowners Association, Inc., to order at 7:00 p.m. at the Thrasher- Horn Center, College Drive Orange Park, Fl. IAW 720.112(2) (c), F.S.

I. Roll call:

- a. President – Dion James _P__
- b. Vice President – Jim Dowling _P__
- c. Secretary/Treasurer – Keith Money _P__
- d. Director – Fran Watson _P__
- e. Director – John Neff _P__

Also present was Bob Woods from the Cam Team for Linda Woods the property manager. There were 12 home owners present and 3 proxy votes. Bob Woods informed Dion James we do no have a quorum.

II. Reading of Minutes: August 08, 2012.

A motion was made by Keith Money and second by Jim Dowling to wave the reading of the minutes. Board members had an opportunity to read the minutes and corrections were made before the meeting. None opposed, motion carried.

III. Notes from the President

A. Cameras in Southampton

Dion James informed the home owners about the cameras and the placement of them. He explained how the board came to the conclusion they were a necessary expense. Since the placement of the cameras we have not had an incident.

B. Mulching for the Development

Dion James explained why all the development did not receive mulch this year. The main reason was because all the construction at the entrance. That also included the seasonal flowers at the entrance.

C. Annual Fees

Dion James informed everyone that we as an HOA was included in the inflation cost of everything. We as a board have raised the assessment fees from \$187.50 to \$190.00 effective

January 01, 2013. He also informed everyone how we will need to raise the fees again next year to \$195.00 starting January 01, 2014 to ensure we meet our financial obligations.

IV. Unfinished Business:

A. Title: Cameras

Jim Dowling informed the board we will need to arrange a meeting with Alex Rodriguez to cover the final turn over of the cameras.

B. Title: Sprinklers Damage

Dion James informed the board that the CAM team received reimbursement for the damage caused by the company installing the fiber optic cables at the entrance.

C. Title: Landscaping

Dion James noted that since the construction has been completed we can proceed with the landscaping at the entrance.

V. New Business: Dion James opened the floor for questions for the board

A. Title: Bus stop concerns

High school students blocking the view of people trying to access College Dr. The CAM team said they will post it on the web site as a safety concern. Dion James instructed CAM team to attach a letter informing the parents of these safety concerns.

B. Title: Web Site

A home owner questioned how often the web site was up dated. Dion James explained how and why the web site was updated. The CAM team handles all up dating and all information posted. The board reviews all information to be posted on the web site.

C. Title: Foreclosure homes

A Home owner informed the board of a vagrant staying at 2874 Southampton Dr. He stated the police knocked on his front door and had asked him if he had seen any one going in and out of this address. He wanted to let the board know.

D. Title: Access to Cameras

A home owner wanted to know who all has access to the video cameras. Jim Dowling explained that it was restricted to the Board members only. If they need any information from the system all they will need to do is contact the CAM Team with a date and time frame and the information can be retrieved.

E. Title: Force cuts

The force cuts are listed in the budget as home owner responsibility. We the HOA have to pay that amount up front then the home owner is billed the amount.

F. Title: Speeding in the community and a traffic light at the main entrance

This has been addressed in the past and the county has said they will not install a light or a no u-turn sign due to the conditions do not warrant it. The board recommended people to contact your local police department.

VI. Committee Member Request:

Dion James requested all persons in attendance to volunteer to be on one of the committees and get involved. We need volunteers all the time and if everyone gets involved then we can help to make it a better place to live.

VII. Adjournment: Next Annual meeting is scheduled for Tuesday September 10, 2013, 7:00 p.m. 283 College Drive, Orange Park. There being no further business Dion called for a motion to adjourn; a motion to adjourn was made by Jim Dowling. Meeting was adjourn at 7:42 p.m.