

*approved
2/8/12*

**Southampton Community Association
Board of Directors Meeting Minutes
Wednesday, January 11, 2012**

The President Dion James , called the regular meeting of the board of directors of the Southampton Homeowners Association, Inc., to order at 6:33 p.m. in CAM offices at 1008 Park Avenue, 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 – Ray Potts P

Also present was Bob Woods of the CAM team, for Linda Woods Southampton Property Manager. Homeowner John Neff was also present.

II. Reading of Minutes: Date for Wednesday, December 7, 2011

A motion was made by Keith Money and second by Fran Watson to wave the reading of the minutes due to everyone having an opportunity to read the minutes before hand. None opposed motion carried.

Corrections: No corrections required Jim Dowling made a motion and Ray Potts second to accept the minutes. None opposed motion carried.

III. Reading of Treasurer Report:

Bob Woods presented December’s financials. The accounts control by Southampton as of December 31, 2011 was

Compass Operating Account1,672.34

Compass Money Market Account.....13,183.34

The CAM team requested the board initiate a new procedure to assist them in collecting past due annuals fees and fines. CAM team will still send out the letter explaining to the homeowner of past due fees and fines. CAM team will also be sending out a letter explaining if the homeowner does not contact the management team in two weeks to resolve the issue or implement a payment plan then it will turn over the past due amount to a collection agency.

Jim Dowling made a motion to accept the CAM team's proposal for sending all accounts overdue with an outstanding balance in excess of \$190.00 dollars to collections, Fran Watson second. Jim Dowling made a motion to amend the motion to read, Any account six months past due of homeowner fees or fines will be turned over to a collection agency, Keith Money second. None opposed motion carried.

IV. Unfinished Business:

a) Title: Sign Maintenance

The sign was repaired yesterday. Bob Woods will inspect the sign on Thursday or Friday and report his findings to the Dion James. The front area previously repaired needs cleaning. The mortar has run down the front giving the appearance of white streaks down the front.

b) Title: Plant Selection

Bob Woods will instruct Cutshall, do not plant any flowers without the board's approval. The board is requesting Cutshall do not plant the same spring flowers as North Glenn as we are separate developments. Fran will assemble a list for Cutshall to review and suggest what from the list they can provide to us with no additional cost. Bob Woods will request them to send the board a list of flowers they plan to plant this spring. Fran Watson has suggested the board come up with a plan on how and what to plant in the front where the other shrubs and saga tree was removed. Dion James asks Fran Watson to chair this project and Ray Potts volunteered to assist her. They will present the plan at the February meeting.

c) Title: College park retention pond

Bob Woods reported that Clay County will not pursue any action on the retention pond. The county said it cost too much money and they do not have funding. Bob Woods will research the next step.

V. New Business:

a) Title: Contacting Contractors

The path we need to take in the future as a board is request volunteers through the web page or word of mouth that some thing needs doing. Through this process we will cut down on the continually hiring some one to complete task that we can do ourselves. This will possibly avert raising the association fees. The board will discuss and agree on a plan of action before a contractor will be hired.

b) Title: Trash

The trash along Southampton drive is getting out of control. Some things we just have to live with and getting people to stop throwing trash out is not one, according to Bob Woods. The CAM team will post some thing on the web page to encourage the community to police itself.

c) Title: Bulletin Board

Ray Potts made a motion to thank Fran Watson for all the work she does on the bulletin board, Jim Dowling second. Dion James thanked Fran Watson for all the hard work she puts forth on behalf of the development. Her continued devotion to help the community is an example for us all. None opposed motion carried.

VI. Committees Report:

a) Title: Welcome committee

No new homeowners

b) Title: ARC committee

No ARC request

c) Title: Violation Tractor

The new violation tracker has been updated and posted.

VII. Adjournment: Next meeting was scheduled for February 8, 2012, 6:30 p.m. in the CAM offices at 1008 Park Avenue, Orange Park, Fl. There being no further business Dion James called for a motion to adjourn: a motion to adjourn was made by Jim Dowling. Meeting was adjourn at 8:20 p.m.