

Southampton Home Owners Association
Board of Directors Meeting Minutes
Tuesday March 01, 2011

The President, Dion James , called the regular meeting of the board of directors of the Southampton Homeowners Association, Inc., to order at 7:00 p.m. at Rockin Rodz Restaurant 2574 CR 220-unit#4 Middleburg, Fl. IAW 720.112(2) (c), F.S.

I. Roll call:

- a. President – Dion James X
- b. Vice President – Jim Dowling X
- c. Secretary/Treasurer – Keith Money X
- d. Director – Fran Watson X
- e. Director – Ray Potts X

Also present was Dave Rogers, Southampton Property Manager and five Southampton homeowners.

II. Reading of Minutes: Date for Monday, January 24, 2011

Corrections: Change of title Fran Watson as Vice President to Director, and Jim Dowling as Director to Vice President. Add Ray Potts as a Director.

Keith Money asks Dion James about the minutes from the last Board Meeting and was the correction made? After being informed by Dave that there were no changes needed for the minutes I was directed to continue by Dion.

Keith read the minutes, and then Dion James asks for a motion to accept minutes pending the corrections.

Motioned by: Jim Dowling

Second by: Fran Watson

III. Reading of Treasurer Report:

Dave Rogers distributed information sheets about the treasure report. Dion James asks Dave, if the handouts were the information the board had already received by e-mail form his office? Dave replied yes. Dave pointed out budget reading and understanding. Dave went on to cover the handout stating the deposits for the last month of February was \$5833.00 and we have an operating fund on hand of \$23,472.00. There will no invoices to be paid this month. There are still \$18,675.00 collections remaining. Dion informed Dave that no information concerning member's payments should be given to anyone other than a board member. Dave replied that

anyone from Southampton can ask to review anything concerning the association and Dave has to show them. Jim Dowling asks Dave about the miscellaneous fund and what constitute miscellaneous? Dave replied he combine funds for work being done on Southampton property. Jim pointed out to Dave that the miscellaneous fund for 2010 was budgeted \$ 300.00 and Dave posted over \$3000.00 spent during 2010. Dave informed the board he bundled a lot of the expenses. Ray Potts ask Dave if each item already have a line in the budget, Then why does he not put them on that line. Dave informed the board if they have any concerns e-mail him and he will send them the all the invoices. Jim asks about the expense for the pool? Dave said we will be getting all that back. Dave informed the board that the insurance will be declining due to the fence being dropped from the policy. It will add up to \$3000.00 of saving. Fran ask Dave about the \$3000.00 spent for landscaping. Dave said it was for mulch. Fran ask if we have a landscaping contract and Dave said yes and he will send a copy to the board. Dion ask for a motion to accept?

Motioned by: Jim Dowling

Second by: Fran Watson

IV. Unfinished Business:

- a) **Title:** Dion ask Dave about the annual CPA report and Dave said the accountant preparing the report had until the end of March to have it complete. Dion ask Dave why he did not have the financial report with the format the board requested. Dave informed the board that Southampton was not the only property he has. He manages over six thousand units and he just did not have time to get to it. He is working on it. Ray asks about aged old owner accounts Balances? Dave said the top four on the handout were over due. Dave also covered that if the house is in foreclosure then we can not go after them. How ever if the owner is renting the house out then we can have the money deducted from the rent. Ray informed Dave that he knows 1600 Dartmouth, and 1773 Dartmouth were sold. Did we collect our past due fees? Dave ask ray to e-mail him the address and he will look into it.

V. New Business:

- a) **Title:** Dion requested Dave send a \$500.00 dollar check tomorrow to Linda Woods at Remax Cam, the new property management company. Dave directed the board that he will be paid for April. He complained that the board did not follow the correct procedure in terminating him and it was not a unanimous decision. The meeting to terminate him was illegal and not IAW F.S. Bob Curry a homeowner demand to see the minutes from the meeting. Dion called for order and informed everyone that all the shouting will not accomplish anything. A home owner, Peggy Blister demanded to be heard and said she has her rights. She informed the board of her past association and how they ran the community into the ground and that the

board does not have any idea as to what is going on with the manager. She suggested we stay with the current manager and leave well enough alone. Jim put a motion to the board that we pay Dave for April. Dave agreed and stated that he will walk away and have nothing else to do with Southampton and turn over all the documents April 1. No one second the motion. Homeowner, Peggy Brister interpreted the meeting and was concerned that the cost would be too much for all the mailing involved. She wanted to know if we were paying for it and that she was not going to allow her annual fee to be raised to cover it. She also informed the board, come this September that all of the current board members will be removed. Jim made a motion pay Dave for April and start with cam in May. Ray second and the board voted yes.

b) **Title:** Arch report for 2862 Southampton Drive:

Arch report for 2862 Southampton Drive fence was approved pending submitting of the survey. The owner had one on file for the wood fence and need to file a new report showing the new material (vinyl) and location.

c) **Title:** Garage Sale Sign

Jim asks about the signs for a garage sale being posted at the entrance to Southampton. Dave said they are illegal with county code and are against the by-laws. There are to be no sign at the entrance for any thing involving garage or yard sale. A home owner, Teri Vogt asks why not? Jim informed the lady it is against the by-laws. The member informed the board we do not live in Eagle Harbor and it should be allowed. Keith informed the member that IAW Clay County we are allowed two yard sells per year and the HOA is allowing one per month. The board felt it was in the best interest that we limit the numbers. We have also seen some people want to have one every weekend. It was reiterated, the signs are against the by-laws and also against county code and they will not be allowed.

VI. Committee Report:

Jim made a suggestion that Ray Potts chair the Architectural review committee. Dion suggested Ray choose two other members to be on the committee with him as long as it was IAW by-laws.

Motioned by: Jim Dowling

Seconded by: Fran Watson

VII. Adjournment: Next meeting was scheduled for April 5, 2011, 7:00 P.M. place TBD. There being no further business Dion called for a motion to adjourn; a motion to adjourn was made by Jim Dowling seconded by Fran Watson. Meeting was adjourn at 8:30 p.m.