

**Southampton Community Association
Board of Directors Meeting Minutes
Wednesday January 9, 2013**

The President Dion James, called the regular meeting of the board of directors of the Southampton Homeowners Association, Inc., to order at 6:30 p.m. in CAM offices at 1008 Park Avenue, Orange Park, Fl. IAW 720.112(2) (c), F.S.

I. Roll call

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|---------------------------------|---------------|
| a. President – Dion James | <u> P </u> |
| b. Vice President – Keith Money | <u> P </u> |
| c. Secretary/Treasurer – | <u> </u> |
| d. Director – Fran Watson | <u> P </u> |
| e. Director – | <u> </u> |

Also present was Linda Woods Southampton Property Manager.

II. Reading of Minutes: Date for Wednesday November 11, 2012.

A motion was made by Keith Money and second by Fran Watson to wave reading the minutes due to everyone having the opportunity to review them before the meeting. None opposed motion carried.

Dion James stated Keith Money was now the Vice President and John Neff resigned his position as a Director, so the Roll call needed to reflect this. Keith Money made a motion and Fran Watson second to approve the minutes with corrections. None opposed motion carried.

III. Property Manager’s Reports


A. Financial Report

Linda Woods presented Southampton’s financials. The balances of the accounts controlled by Southampton as of December 31 totaled \$25, 893.54.

CAB Operating Accounts12, 823.62.

CAB Money Market Accounts.....13, 069.92.

B. Violations Tracker



Linda Woods informed the board violations are down. We still have some people with violations that are not being corrected. We have several home owners who were sent letters from the attorney informing them of their discrepancies.

C. Collections Tracker

Linda Woods requested the board authorize CAM to file intent to lien letters amounting \$57.00 a letter and the total cost of \$684.00 on thirteen homes. Linda Woods also requested the board to authorize CAM to begin foreclosure on two properties at \$940.00 each for a total of \$1,880.00. Keith Money made a motion and Fran Watson second to have the CAM Team move forward with letters of intent to lien on thirteen homes and start the foreclosure on two properties. None opposed motion carried.

D. Community Status

Linda Woods informed the board that each season brings with it a new set of problems. We still have some home owners who refuse to be part of the community. Dion James stated that is why we have a violations tracker and those persons who do not comply will be receiving a letter. Linda Woods said she was contacted by the landscaper and he was working on a proposal for the front entrance.

IV. Unfinished Business

A. Security Cameras

Dion James instructed Linda Woods to contact Alex Rodriguez and inform him we do not have monitoring capability for Southampton cameras. Keith Money informed Linda Woods he will be the point of contact for this.

B. Web Page

Fran Watson inquired as to the condition of the web page. Dion James informed her due to the Holidays he has not been on the web page recently. Linda Woods said she will review it.

V. New Business

A. Board Positions

Dion James requested all the board members canvas the community for possible board members due to the two vacancies.

B. Landscape

Dion James informed Linda Woods of several items that was requested by the board to be taken care of and due to construction at the entrance it feel through the cracks. It was items listed by Fran Watson during the cleaning of the entrance last year. Dion James said he would e-mail the list to Linda Woods so she could pass it along to the landscaper.

VI. Committees Report:

A. ARC committee

There is no new ARC request pending at this time.

B. Welcome committee

There are no new homeowners at this time.

C. Holiday lighting Decorations Appreciation

Dion James expressed his appreciation for the hard work performed by the board during the holidays in connection with the Lighting Decorations.

VII. Adjournment: Next meeting was scheduled for February 6, 2013, 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 Keith Money. Meeting was adjourn at 8:10 p.m.