

**Southampton Community Association
Board of Directors Meeting Minutes
Wednesday March 6, 2013**

The President Dion James, called the regular meeting of the board of directors of the Southampton Homeowners Association, Inc., to order at 6:40 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 | <u> P </u> |
| b. Vice President – Keith Money | <u> P </u> |
| c. Secretary/Treasurer – | <u>vacant</u> |
| d. Director – Fran Watson | <u> P </u> |
| e. Director – | <u>vacant</u> |

Also present was Linda Woods Southampton Property Manager and home owner Teresa Garraway.

II. Reading of Minutes: Date for Wednesday January 9, 2013 and Wednesday February 6, 2013.

A motion was made by Keith Money and second by Fran Watson to wave reading of the minutes from January 6 meeting. None opposed motion carried.

A motion was made by Keith Money and second by Fran Watson to accept the January minutes with no changes. None opposed motion carried.

A motion was made by Keith Money and second by Fran Watson to wave reading of the minutes from February 6 meeting. None opposed motion carried.

A motion was made by Keith Money and second by Fran Watson to accept the February minutes with no changes. 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 February 28, totaled \$41,441.99.

CAB Operating Accounts	28, 012.21.
CAB Money Market Accounts.....	13,429.78.

B. Violations Tracker

Dion James reminded Linda Woods that the first, second violation letters will come from the management team and the third will be from the attorney. Linda Woods stated six home owners will be receiving letters from the attorney about repeat violations.

C. Collections Tracker

Linda Woods reported last month was a good month for collections. CAM collected over \$3,000.00 dollars in past due fee's and fine's. Keith Money made a motion and Fran Watson second to move forward with foreclosure against line 2 of March 2013 collection tracker. None opposed motion carried. Fran Watson made a motion and Keith Money second to move forward with foreclosure against line 14 of March 2013 collection tracker. None opposed motion carried.

D. Community Status

Linda Woods informed the board she had notified the landscape company about trimming of the hedges at the front entrance. The board requested the hedges be trim below the sprinkler heads. Linda Woods will contact the lawn service to ensure they have the correct information.

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 and this is the second month this information has been requested. Dion James said the board needs to be notified any time the status with the cameras change. Dion James made several attempts to contact Alex Rodriguez and was not able to make contact. Linda Woods said she will contact him again. Keith Money would like Linda Woods to find out if the light at the sign interferes with the camera at the front entrance. Keith Money requested a sign be posted to notify people this community has cameras. Dion James informed the board the last sign was stolen.

B. Landscape

Dion James informed Linda Woods we would like feed back about the trimming. Linda Woods has not received any information from the lawn service about a planting plan for spring at the front entrance. Linda Woods will contact the lawn company for the information.

V. New Business

A. Board Member

Fran Watson made a motion and Keith Money second to nominate Teresa Garraway to fill the position of Secretary and Treasurer on the board of directors. None opposed motion carried.

B. CAM Team Contract

Dion James requested the board table the contract talks with CAM until the next meeting and none opposed.

VI. Committees Report:

A. ARC committee

Dion James requested CAM to follow up on any outstanding ARC's.

B. Welcome committee

None

C. Convants and by-laws committee

Dion James said we currently have one home owner on the committee. Lind Woods suggested three or more members for this committee.

VII. Adjournment: Next meeting was scheduled for April 3, 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 8:11 p.m.