

## **Southampton Home Owners Association**

### **Annual Meeting Minutes**

**Tuesday September 10, 2013**

**The President Dion James, called the Annual Home Owners meeting of the Southampton Homeowners Association, Inc., to order at 7:00 p.m. at the Thrasher-Horne conference room at 283 College Dr, Orange Park, FL 32065, FL IAW 720.112(2) (c), F.S.**

#### **I.**

##### **Roll Call**

- |                                 |        |
|---------------------------------|--------|
| a. President - Dion James       | P      |
| b. Vice President - Keith Money | P      |
| c. Secretary – Teresa Garraway  | P      |
| d. Director – Frances Watson    | P      |
| e. Director                     | Vacant |

Also present was Ms. Woods Southampton Property Manager

There were 15 home owners present including board members and 2 proxy votes. Linda Woods informed Dion James we do not have a quorum of homeowners.

#### **II. Reading of Minutes: Dated August 7, 2013**

A motion was made by Mr. Money and second by Mrs. Garraway to table the reading of the August 7, 2013 minutes until the next meeting. None opposed motion carried.

#### **III. Notes from the President**

##### **A. Entrance Sign**

Mr. James discussed the next project for the year is to correct the front entrance sign that currently misspelled “South Hampton” to be corrected to “Southampton” to match documents held by the community. The board is currently soliciting bids for the project. The second project will be an upgrade of the bulletin board.

##### **B. Flag Pole Lanyard**

The board is currently working on replacing the flag pole lanyard; Ms. Woods stated that should be completed within the next week.

##### **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.

#### **IV. New Business: Dion James opened the floor for questions for the board**

##### **A. Cameras**

Mr. Bean asked how the cameras evolved; Mr. James stated they were installed due to vandalism occurring in the sub division. Ms. Beaton inquired as to how the board place cameras without homeowner approval. Ms. Woods explained that homeowner approval is not necessary if the board and deems it to be in the best interest of the community.

**B. Community Documents**

Mr. Velez asked where the HOA documents are located. Ms. Woods informed the homeowner that the documents could be found on the community web site.

**C. Violation Letters**

Mrs. Rios received a notice for lawn not being cut and felt the letter was threatening. Mr. James apologized and Ms. Woods informed the homeowner that she needed to come to the office and let them know when the problem is rectified and no further action would be taken.

Ms. Stribel informed the board that she felt violation letters only go to some of the people and not all. Mr. James informed her that if she felt that there are some violations she notices to inform the management company and send a picture of the violation.

Ms. Hammonds informed the board that she received a letter for a violation that was not hers.

**D. Cars blocking sidewalk**

A homeowner expressed concern about cars blocking the sidewalk and requested a letter to be sent out reminding homeowners not to block the sidewalk.

**E. Abandoned Properties**

Mr. James informed the homeowners if abandon property backyard lawns that need cutting to inform the health department. Due to legal implications backyard lawns should not be cut on those properties without notification to the health department of the issue at hand.

**V. Committee Member Request**

Mr. James asked that the homeowners to volunteer to help with the review and make revisions community documents. Ms. Woods stated that a request was placed on the website for volunteers. Mr. James also requested volunteers for National Night Out which is associated with Neighborhood Watch and held in August.

**VI. Financial Report**

Ms. Woods presented Southampton’s financials. The balances of the accounts controlled by Southampton as of August 31, 2013 totaled \$27,795.32.

CAB Operating Accounts ..... \$13,285.01

CAB Money Market Accounts..... \$14,510.31

Ms. Woods informed the homeowners that a budget comparison report showed a \$ 42,180.00 assessments billed for 2013; money received in totaled \$ 37,010.08 with a difference of \$5,169.92 due to delinquent accounts. There is a deficit of \$24,285.30 due to present and prior unpaid and delinquent accounts this amount includes legal fees and interest. The amount is due to foreclosures in the neighborhood.

## **VII. Annual Assessments**

Mr. James informed the homeowners that the annual assessments will be going up to \$195.00.

**VII. Adjournment: Next Annual meeting is scheduled for Tuesday September <sup>9</sup>10, 2014, 7:00 p.m. 283 College Drive, Orange Park. There being no further business meeting was adjourned at 8:00 p.m.**