

**Southampton Home Owners Association
Meeting Minutes**

Wednesday February 12, 2014

The Vice President Keith Money, 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

a. President - Dion James	Excused
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 and homeowners Glenda Neff and Lee Baton.

II. Reading of Minutes: Dated January 8, 2014

A motion was made by Mrs. Watson and second by Mrs. Garraway to wave the reading of the minutes for January until the March meeting. None opposed motion carried.

III. Property Manager’s Report

A. Financial Report

Ms. Woods presented Southampton’s financials. The balances of the accounts controlled by Southampton HOA as of January 31, 2014 totaled \$42,074.69.

CAB Operating Accounts \$26,663.37

CAB Money Market Accounts..... \$15,411.32

B. Collection Tracker

Ms. Woods informed the board that there are no actions for this month.

C. Violation Tracker

Ms. Woods informed board about the third violations that were sent been sent the attorney and letters she personally sent out to violators.

Mrs. Neff express concern over basketball hoops that hang over the street blocking passage of school busses in the area. Ms. Woods will send letters out to the violators.

D. Community Status

Ms. Woods informed the board that the community was looking rough due to weather conditions. Ms. Woods decide to do the drive by herself, she suggested sending a letter about lawn care to homeowner's end of February for March.

Mrs. Neff asked about the cars being parked on the lawn, Ms. Woods informed her that the matter has been handed to the attorney.

IV. Old Business

A. Security Cameras

Mr. Money asked if anything was heard from Alex. Ms. Woods said that she has made numerous requests for the information and has not heard anything back from Alex. Ms. Woods said she would look for other vendors the only problem is that all vendors must buy their equipment from Alex. Ms. Woods suggested that we get someone else to service the cameras.

Mr. Money asked if we have a key for the box for the cameras.

B. Entrance Sign

Ms. Woods has not done anything with getting estimates, however she suggested that if we are making changes to the community documents that we might consider changing the name to South Hampton for about three hundred dollars.

C. Island Water Valve

Ms. Woods informed the board that she spoke with Dolphin and the problem is not with the backflow but and irrigation leak underground. Ms. Woods left a message with Cutshall Enterprise informing him of the problem.

V. New Business

A. Spring Planting

Mr. Money asked about the spring planting and mulch. Mrs. Watson said that she talked with Cutshall and discussed the planting of three rose bushes. Cutshall Enterprise is waiting for approval for mulch.

Mrs. Neff asked about the non-solicitation in the area. Ms. Baton express concern about kids walking in the street early in the morning and wondered if a letter could be sent out to homeowners asking them to remind their children not to walk in the street.

VI. Community Report

A. ARC Committee

Ms. Woods informed the board that a letter and ARC forms were sent out to the homeowner who painted his house without approval. Ms. Woods has not received a response from the homeowner. Ms. Woods said the next letter to the homeowner will come from the attorney.

B. Welcome Committee

There was one new homeowner in the community.

C. Covenants and By-Laws Committee

Ms. Woods set March 19, 2014 at 4:15p.m. for the committee to meet.

VII. Adjournment: Next meeting as scheduled for March 12, 2014, 6:30 p.m. in the CAM offices at 1008 Park Avenue, Orange Park, Fl. There being no further business meeting was adjourned at 8:15 p.m.