

Southampton Home Owners Association

Meeting Minutes

Wednesday April 9, 2014

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

- 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 and a Ms. Fredrick homeowner.

II. Reading of Minutes: Dated March 9, 2014

A motion was made by Mr. Money and second by Mrs. Watson to wave the reading of the minutes for March. None opposed the motion carried.

A motion was made by Mrs. Watson and second by Mrs. Garraway to accept the minutes with necessary correction. None opposed the 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 March 31, 2014 totaled \$43,502.95.

CAB Operating Accounts \$27,731.21

CAB Money Market Accounts..... \$15,771.74

B. Collection Tracker

Ms. Woods informed the board that there would be no actions on accounts for this month. Those homeowners on the payment plan are making their monthly payments as agreed. Ms. Woods stated that demand letters went out and the board should see an increase in money collected on delinquent accounts.

C. Violation Tracker

Mr. James asked if the third notices were sent out by the attorney.

Ms. Fredrick present a plan of action to fix her problems and requested that videos be viewed to find out who drove her yard. Ms. Woods will be updating her account so no other notices will be sent.

D. Community Status

Ms. Woods informed the board that the community was looking weedy during her drive thru. There were also some knockout roses missing from the front of the sub division.

Ms. Fredrick express concern about children riding go-carts in the neighborhood, she also was concerned about the drainage problem in her yard. Ms. Woods is going to send a letter to the Clay County Board of County Commissioners in order to get someone to look at the problem. Mr. James requested that Alex get videos for the dates of incidence.

IV. Old Business

A. Security Cameras

Ms. Woods informed the board about the new Comcast contracts for the security cameras at about \$49.00 each. Mr. James informed the board that we need a 360 degree camera at the front entrance. Ms. Woods told the board that she has found a new vendor to work with getting security equipment and servicing.

Mr. James requested that the hedges be cut behind the security camera at the front entrance.

B. Entrance Sign

Ms. Woods called a tile company and they have not provided any pricing at this time. Mr. Money asked Ms. Woods to get information on what type of design would be easier to repair. Ms. Woods said that the Tile company said the etch sign would be least expensive to make. Ms. Woods requested that she needed pricing on both styles for the sign.

C. Island Water Valve

Mr. James requested the status of the Island flow valve that has been shut off since December.

Mr. Money had a question about the backflow test. Ms. Woods informed the board that she would find out if one is due again for the State of Florida this year.

V. New Business

Ms. Fredrick expressed interest on becoming a board member Ms. Woods will be sending a Bio application for her to fill out for the board to review.

VI. Community Report

A. ARC Committee

Ms. Woods informed the board that there are no ARC's for the month.

B. Welcome Committee

There were no new homeowners in the community.

C. Covenants and By-Laws Committee

Ms. Woods inform the board that the rules were emailed to all committee members. Mr. James requested that a meeting to be set up for all committee members.

VII. Adjournment: Next meeting as scheduled for May 7, 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 8:09 p.m.