

Southampton Home Owners Association

Meeting Minutes

Wednesday March 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 Glenda Neff homeowner.

II. Reading of Minutes: Dated February 12, 2014

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

A motion was made by Mrs. Watson and second by Mrs. Garraway to accept the minutes. 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 February 28, 2014 totaled \$42,795.14.

CAB Operating Accounts \$27,203.72

CAB Money Market Accounts..... \$15,591.42

B. Collection Tracker

Ms. Woods informed the board that are actions on accounts for this month. Keith Money advised the management company to forward on line 2 and line 22.

A motion was made by Mrs. Garraway and second by Mrs. Watson to accept the management company recommendation to take action on line 24 on the collection tracker. None opposed the motion carried.

C. Violation Tracker

Ms. Woods informed board that a lot of the violations on the tracker were homes that are in foreclosure.

D. Community Status

Ms. Woods informed the board that the community was looking bad due to weather conditions. However with a little work and weather conditions improving Ms. Woods felt that things would be looking better. Ms. Woods informed the board that the spring planting letter will go out in April to all homeowners.

IV. Old Business

A. Security Cameras

Mr. Money asked if anything was heard from Alex. Ms. Woods said that she has made several attempts requesting information from Alex and has not heard anything back from Alex.

Mr. Money informed the board that Mr. James was working directly with Comcast to set a date to come out and let us know what needs to be done to switch service providers.

Ms. Watson informed the board that she spoke directly to Alex. Alex informed her that the cable to the box was too small which is causing a weak signal.

Mrs. Garraway asked if we received the key to the camera box.000

B. Entrance Sign

Ms. Woods called a tile company and are they working on getting estimates from their vendors.

C. Island Water Valve

Ms. Woods informed the board that she spoke Cutshall Enterprise and told him to go out and look at the valve.

Mr. Money informed the board that the sprinkler at the front has been repaired.

V. New Business

A. Spring Planting

Mrs. Watson said that she noticed that the rose bushes had been planted and Cutshall Enterprise is waiting for approval for mulch. Ms. Woods will give Cutshall approval to lay the mulch.

VI. Community Report

A. ARC Committee

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

B. Welcome Committee

There was one new homeowner in the community.

C. Covenants and By-Laws Committee

Ms. Woods inform the board that the committee did not meet as planned. Mrs. Neff asked about copies of the sample covenants from other communities.

VII. Adjournment: Next meeting as scheduled for April 9, 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 7:48 p.m.