

**Southampton Home Owners Association
Meeting Minutes
Wednesday August 12, 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 | Excused |
| e. | Director | Vacant |

Also present was CAM team representative Mr. Jessie Skinner.

II. Reading of the Minutes: Dated July 8, 2014

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

A motion was made by Mr. Money and second by Mrs. Garraway to accept the minutes. None opposed the motion carried.

III. Property Manager's report

A. Financial Report

Mr. Skinner presented Southampton's financials. The balances of the accounts controlled by Southampton HOA as of July 31, 2014 totaled \$ 38,905.06.

CAB Operating Accounts.....\$22,411.93

CAB Money Market Accounts.....\$16,493.13

B. Collection Tracker

Mr. Skinner recommended to the board that we proceed with letter of intent to Lien on lines 6, 15, 17, 18, 20, 22, 24, 25, 27 and 42 on the collection tracker for this month.

Mr. Money made a motion and was second by Mrs. Garraway to accept the recommendation of the management and proceed with filing a letter of intent to Lien on lines 6, 15, 17, 18, 20, 22, 24, 25, 27 and 42 on the collection tracker for this month. None opposed motion carried.

C. Violation Tracker

Mr. Skinner informed the board some homeowners will be receiving their third letter on violations and it will be coming from the attorney.

Mr. James noted to the CAM team violations are on the rise and we need ensure documentation.

D. Community Status

Mr. James requested Mr. Skinner opinion of the community. Mr. Skinner responded that he last visited the community in July and he has seen worse.

IV. Old Business

A. Security Cameras

Mr. James contacted Mr. Rodriguez about the damaged camera and he reported to Mr. James he needed to pull the tapes for review and we are awaiting his review of the tapes.

Mr. Money stated the cable for the security cameras at the island has been buried. Mr. Skinner said the cameras are still awaiting Comcast.

Mr. Money wanted to know what it will take to repair or replace the camera at the front entrance. Mr. James said Mr. Rodriguez needed

the old camera to make that determination. Mr. James requested CAM to take bids for replacement and possible up grade to the system.

B. Entrance Sign

Mr. Skinner presented the board with a proposal for the entrance sign from Moyer Marble and tile contractor. Mr. James recommended we move forward with replacing the sign due to legal issues. The board agreed under the condition half is paid up front and the remaining amount when completed. The board requested a sample picture from the company of the completed work and Mr. Skinner said he will contact the company.

A motion was made by Mrs. Garraway and second by Mr. Money to accept the bid from Moyer Marble & Tile to replace the sign at the front entrance Southampton Community totaling \$2,875.00 dollars. The money will be paid from the reserves account, half up front and the remaining balance when the job is completed.

C. Bulletin Board

Mr. Money recommended tabling this issue until the next meeting and the board agreed.

D. Lights at the entrance

Mr. Skinner informed the board all parties have been notified and the company is awaiting parts and once they have them the lights will be fixed. The company estimated with in two weeks.

E. Shrubbery leaning on fence

Mr. James requested the CAM team to take a closer look at this issue being the home owners are responsible for each plant on their property that need to be trimmed off the fence. Mr. Skinner said they will handle this matter.

F. Roots on Left side of entrance

Mr. Money informed the board that the column had most of the roots removed but still needed more. Mr. Skinner said he will contact the owner of the plant.

G. Fence Caps

Mr. Money said he had all the items needed and is awaiting dry weather and time to complete task.

V. New Business

A. Annual Meeting

Mr. James requested the Thrasher-Horn center be reserved for the annual meeting. Mr. Skinner said the CAM team has that for action.

B. 2015 Budget for Southampton Community

Mr. James instructed Mr. Skinner to contact the accountant the board is raising the assessment fee to \$200.00 a year.

A motion was made by Mr. Money and second by Mrs. Garraway to accept the proposed Budget for 2015. None opposed motion carried.

C. Proposed 2105 projects

1. Replacement of the Bulletin Board this year which will be determined based on the operating balance of the 2014 budget. Then it will be accomplished in 2015.
2. Replacement of the lighting system at the bulletin board with LED lighting.
3. Installing landscape lighting along College Dr.
4. Incorporate a yard of the month.

VI, Committee Reports

A. ARC Committee

2890 Southampton Dr. homeowners have appealed the boards' decision to disapprove their ARC request. The board acknowledged

confusion over the paint chips submitted. The homeowner also stated the trim was not completed with new color due to them receiving a letter from the management company. Once it was clarified the board approved the ARC.

B. Welcome Committee

No new homeowners the moth

C. Covenants and By-Laws Committee

The rules and documents committee discussion has been tabled.

VII. Adjournment: Next meeting scheduled is the Annual meeting for September 9, 2014, 7 p.m. at the Thrasher Horn Center 283 College Dr., Orange Park, FL There being no further business meeting was adjourned at 8:10 p.m.