

Southampton Home Owners Association

Meeting Minutes

Wednesday July 9, 2014

The President Dion James, called the regular meeting of the board of directors of the Southampton Homeowners Association, Inc., to order at 6:26 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 Excused
- d. Director – Frances Watson P
- e. Director Vacant

Also present was Mr. Jesse Skinner Assistant to Ms. Linda Woods Southampton Property Manager.

II. Reading of Minutes: Dated June 11, 2014

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

A motion was made by Mr. Money and second by Mrs. Watson to accept the minutes with necessary corrections. 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 June 31, 2014 totaled \$42,410.94.

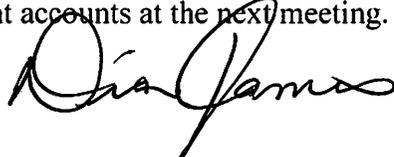
CAB Operating Accounts \$26,098.22

CAB Money Market Accounts..... \$16,312.72

B. Collection Tracker

Mr. Skinner informed the board that there are no actions to be taken this month. The management company however will be sending out courtesy letters to homeowners with delinquent accounts.

Mr. James told the management company that the board would further address the issues with the delinquent accounts at the next meeting.



C. Violation Tracker

Third notices are to be sent out by the attorney. Mr. James requested that notices not be sent out until the board discusses options.

D. Community Status

There was not an update on community status.

IV. Old Business

A. Security Cameras

Mr. Money expressed concern about not being able to get security footage for two incidences that occurred in the community.

B. Entrance Sign

The management company has not received a quote as of yet.

C. Bulletin Board (Replacement)

Mr. Skinner informed the board that a vendor has reviewed the work needed to be done to replace the bulletin board however they have not received a quote on the cost.

D. Lights at Entrance

The board set up availability dates of July 14, 15, or 16, 2014 at 4:00 p.m. to meet with Todd to discuss the lights at the front entrance. The management company will advise the board which date Todd will be available to meet.

E. Pressure Washing the Sign at Entrance

A motion was made by Mr. Money and second by Mrs. Watson to accept the management company recommendation to use Johnny's Pro Cuts estimate of \$100.00 to pressure wash both sides of the front entrance sign. None opposed the motion carried.

F. Trimming Shrub Leaning on Fence

Mr. Skinner informed the board that he believes letters were sent out to homeowners. He will follow up and advise the board at a later date.

G. Roots on Column (Left side of entrance)

Mr. Money told the board that he took a look at the column and the plant had been cut back.

H. Replacement of Missing Fence Caps

Mr. James asked Mr. Money when he would be available to replace the missing fence caps. He will notify Mr. James when he completes the job.

V. New Business

A. Yard of the Month

Mr. James and the board discussed a plan to for the yard of month.

1. Rules – Dion James
2. Sign – Fran Watson
3. Sponsors – Keith Money and Teresa Garraway

VI. Community Report

A. ARC Committee

The ARC for 2890 Southampton Drive that was painted without approval. The board discussed their options to take on this property. The ARC was disapproved by the board.

B. Welcome Committee

Mrs. Watson welcomed Jack and Dorothy Cloud new homeowners in the community. Also new homeowners Julius and Tapekia Johnson 1754 Dartmouth Drive.

C. Covenants and By-Laws Committee

The rules and document committee discussion has been tabled.

VII. Adjournment: Next meeting as scheduled for August 13, 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 8:10 p.m.