

Southampton Home Owners Association

Meeting Minutes

Wednesday February 4, 2015

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 | E |
| e. Director | Vacant |

Also present was Mr. Jesse Skinner representative in for Linda Woods Southampton Property Manager.

II. Reading of Minutes: Dated September 9, 2014 Annual Meeting; December 4, 2014; Dated January 7, 2015

A motion was made by Mr. Money and second by Mrs. Garraway to wave the reading of the September 10, 2014 Annual minutes. None opposed motion carried.

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

A motion was made by Mr. Money and second by Mrs. Garraway to wave the reading of the December 4, 2014 minutes. None opposed motion carried.

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

A motion was made by Mr. Money and second by Mrs. Garraway to wave the reading of the January 7, 2015 minutes. None opposed motion carried.

A motion was made by Mr. Money and second by Mrs. Garraway to accept the January 10, 2015 minutes with corrections. None opposed motion carried.

III. Property Manager's Reports

A. Financial Report

Mr. Skinner presented Southampton's financials. The balances of the accounts controlled by Southampton as of January 31, 2015 totaled \$45,436.80.

CAB Operating Accounts \$4,508.11
CAB Money Market Accounts..... \$594.98
Popular Operating Accounts \$26,141.50
Popular Money Market Accounts..... \$14,192.21

B. Collection Tracker

Mr. Skinner advised the board of actions to be taken on the collection tracker this month. A motion was made by Mr. Money and second by Mrs. Garraway to take actions on lines # 5, 7, and 18 as advised by the management company. None opposed motion carried.

C. Violation Tracker

Mr. James informed the board about trash around the doorway of a residence. Mrs. Garraway advised the board of a Pit-bull in the area.

D. Community Status

Mr. Skinner stated that the overall appearance of the community is ok due to the cold weather.

IV. Old Business

A. Security Cameras

Mr. Skinner advised the board that Kevin made to the security cameras. Mr. Skinner asked Kevin to get in contact with Mr. James. Mr. Money checked the cameras and it was agreed that the adjustment were satisfactory.

B. Light at bulletin board

Mr. James asked about quotes for the bulletin board. Mr. Skinner advised that there were three quotes for replacement. Mr. Skinner recommended Banners & Signs.

Mr. Money made a motion Mrs. Garraway second to accept the recommendation of Mr. Skinner to use Banners & Signs to retrofit the current Bulletin Board. None opposed motion carried.

C. Yard of the Month

The board discussed getting Lowes or Home depot to sponsor the yard of the month by donating gift cards. Mr. Skinner provided the board with a picture of yard sign.

The board decided that there would be one home in a month selected. Mr. Money suggested three people to be on the committee. Mr. James will contact Ray Potts.

D. Holiday Decorations

Mr. Money will drop off decoration to the CAM team for storage.

E. Spring Planting

Mr. James requested that the management company get in touch with Cutshall to trim the plants below the sprinkler heads. Mr. James asked for a plan for feeding, mulching and weeding.

Mr. Money request discussion of spring plants be tabled until Mrs. Watson returns.

V. New Business

A. Light at the Bulletin board

Mr. James requested that lighting be the same as lights at the entrance, placement to be one in front of the bulletin board and one on the flag.

Mr. Money made a motion Mrs. Garraway second to accept the bid from Almsgiving Electric for replacement lighting at the bulletin board. None opposed motion carried.

VI. Community Report

A. ARC Committee

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

B. Welcome Committee

No new homeowners

C. Covenants and By-Laws Committee

Mr. Money requested that discussion be tabled.

VII. Adjournment: Next meeting as scheduled for March 4, 2015, 6:30 p.m. in the CAM offices at 1008 Park Avenue, Orange Park, Fl. There being no further business meeting was adjourned at 7:50 p.m.

Approved
Mr. James