

**Southampton Home Owners Association
Meeting Minutes
Wednesday October 8, 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 | Excused |
| d. | Director - Frances Watson | P |
| e. | Director | Vacant |

Also present was property manager Mrs. Linda Woods.

II. Reading of the Minutes: Dated August 12, 2014

A motion was made by Mr. Money and second by Mrs. Watson to table reading of the minutes for August until next meeting. None opposed the motion carried.

A motion was made by Mr. Money and second by Mrs. Watson to table reading of the minutes for September until next meeting. None opposed the motion carried.

III. Property Manager's report

A. Financial Report

Mrs. Woods presented Southampton's financials. The balances of the accounts controlled by Southampton HOA as of September 30, 2014 totaled \$ 34,280.34.

CAB Operating Accounts.....\$18,864.10

CAB Money Market Accounts.....\$15,416.24

B. Collection Tracker

Mrs. Woods explained to the board that we are on track to achieve our goal for the year.

Mr. Money made a motion and was second by Mrs. Watson to take the recommendation of the CAM team and move forward with foreclosure on line 38 of October 2014 collection tracker. None opposed motion carried.

C. Violation Tracker

Mrs. Woods has requested the attorney forward her a list of the homeowners that has been notified from his office for violations. She will pass that along to the board as soon as she receives it.

Mr. James informed the CAM team more and more people are using the front entrance to the home a storage place. Mrs. Wood said her team will monitor the growing eye sore.

D. Community Status

Mrs. Woods stated she drove the community yesterday and although some lawns look better then others; she feels the overall community looks good.

IV. Old Business

A. Surveillance Cameras

Mr. James inquired about the bids to replace the cameras. Mrs. Woods had two bids from local vendors for replacing the damaged cameras. Mr. James was concerned if the new cameras were vandal proof. Mrs. Woods contacted the vendors and was told yes.

A motion was made by Mrs. Watson and second by Mr. Money to accept All Access Security, Inc bid to install two surveillance cameras at the front entrance of the community. The funding will be drawn from the reserves account in the amount of \$652.49. None opposed motion passed.

B. Entrance Sign

Mrs. Woods informed the board the front entrance sign has been completed.

C. Bulletin Board

Replacement of the bulletin board and letters is needed now according to the board member Mrs. Watson who handles that for the community. Mrs. Woods has found a magnetic letter system that can replace the current system.

A motion was made by Mrs. Watson and second by Mr. Money to move forward to purchase a new bulletin board and letters to replace the current bulletin board with funding from the reserve account in the amount of \$1,100.00. None opposed motion passed.

D. Yard of the Month

The board agreed to table yard of the month until February.

E. Lights at the entrance

Mrs. Woods informed the board the front entrance lighting has been completed.

V. NEW Business

A. 1773 Dartmouth Dr.

Mrs. Woods informed the board as of September 02, 2014 Southampton Homeowners Association Inc. took title to that property. Through the foreclosures action it went to public auction and no one bid against us. The mortgage company still has a mortgage against

that property. The CAM team recommends we secure the property. Then we can examine the property and explore our options.

B. Documents added to the Web Site

The board has received several complaints about the documents being added in a timely manner. Mrs. Woods said she can ensure this will be handled in an accurate time frame.

C. Pressure Washing and clean-up the fence columns on College Dr. of Southampton.

Mr. Money made a motion and was second by Mrs. Watson accept the bid from Johnny Pro Cuts to Pressure wash and clean the fence columns on College Dr. of Southampton and the funding be provided from the operating account. None opposed and the motion carried.

VI. Committee Reports

A. ARC Committee

2885 Southampton Dr. has a shed but does not have an ARC on file. The board instructed CAM to address this with the homeowner.

2004 Frogmore Dr. submitted an ARC but did not have the proper documentation on the ARC. The board asked CAM to contact the home owner and have this situation corrected.

B. Welcome Committee

No new homeowners

C. Covenants and By-Laws Committee

The rules and documents committee discussion has been tabled until next meeting.

VII. Adjournment: Next meeting scheduled for November 19, 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 8:45 p.m.