

**Southampton Home Owners Association
Meeting Minutes
Wednesday December 10, 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 and Jessie Skinner of the CAM Team.

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

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

A motion was made by Mrs. Watson and second by Mr. Money to accept minutes for month August with correction. 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.

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

A motion was made by Mr. Money and second by Mrs. Watson to accept minutes for month October with correction. 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 November 31, 2014 totaled \$ 26,443.58.

CAB Operating Accounts.....\$ 2,901.49
Popluar Operating Accounts.....\$ 9,027.10

CAB Money Market Accounts.....\$ 594.82
Popluar Money Market Accounts.....\$ 13,920.17

B. Collection Tracker

Mrs. Woods explained the next bank statement will reflect only one bank for the accounts.

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 explained that some home owners do expedite correcting discrepancies and the same ones fail to correct them. Mr. James expressed the CAM team should explore new avenues.

D. Community Status

Mr. James requested the CAM team to contact the Video Company and request them to clean the trash they deposited behind the sign while installing the cameras.

IV. Old Business

A. Surveillance Cameras

The board recommended the CAM team contact the All Access Security Company and discuss the angle of the cameras. Mrs. Woods will contact them and have them contact MR. James.

B. Bulletin Board

Mrs. Woods informed the board the system they wanted to purchase for the community will not work due to size restrictions. Mrs. Woods purposed a local company that has a system like the one we have now. The difference is the one we have now is for in door use and the one purposed are for out door us. The opening continues to be a problem. The board recommended the CAM team explore more options for the replacement. The board agreed to table until January meeting.

C. Yard of the Month

The board agreed to hold the yard of the month May until September. The board was asked to consider some recommendation for rules to govern this process. The board agreed to table yard of the month until January.

D. Holiday Decorations

The Holiday decorations judging will be held 1900 on December 11, 2014. The awards will be held December 13, 2014 at 1500 at the island.

E. 1773 Dartmouth

A motion was filed today and about 30 days after that the CAM team will receive the final judgment and the judge will rule and the property can be sold which the HOA will be have to deal with safe harbor. The Cam team sited the HOA will received 1 year of assessment due form the bank.

V. NEW Business

A. Irrigation at Island

The water is running and the sprinklers system is running every day. Mrs. Woods will contact the landscape company and have them check it out.

B. Spring planting

The board recommended new mulch to be installed and the brushes be trimmed. The board would like to see more weeds removed from the flower beds this spring. The selections of flowers have been below standards. Mrs. Woods recommended that Mrs. Watson be the board point of contact for the spring planting.

VI. Committee Reports

A. ARC Committee

2004 Frogmore Dr. has not up-dated the board with the proper documentation the board requested.

B. Welcome Committee

Mrs. Watson has meet with all the new home owners in the community and the board would like to welcome them to the development.

C. Covenants and By-Laws Committee

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

VII. Adjournment: Next meeting scheduled for January 7, 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 8:05 p.m.

