

**Southampton Home Owners Association
Meeting Minutes
Wednesday May 6, 2015**

The President Dion James, called the regular meeting of the board of directors of the Southampton Homeowners Association, Inc., to order at 6:45 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 | Excused |
| e. | Director | Vacant |

The board do not have a quorum.

Also present was property manager Mr. Jesse Skinner.

II. Reading of the Minutes: Dated April 2015.

Tabled until next meeting.

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 March 30, 2015 totaled \$ 41,587.58

Popular Operating Accounts.....\$26,701.29

Popular Money Market Accounts.....\$14,886.29

B. Collection Tracker

Last month was a good month for the HOA concerning collection. Next month CAM will be sending out intent to lien letters.

C. Violation Tracker

The CAM team has noticed an increase of violations on rental properties. Some of the homes are being remodeled to be sold or rented. Mr. Skinner will check on that to make sure the third notice comes from the lawyer. Mr. James instructed CAM to watch for Pit Bull dogs. They are starting to show up more and more. According to our documents, No Pit Bull dogs can be on the property at all, period.

D. Community Status

Spring always has a positive impact on yards. The grass grows and the yard looks good.

IV. Old Business

A. Yard of the Month

Mr. James has talked to Lowe's on Blanding and they will be happy to sponsor a month for yard of the month. It will be store products not cash or gift cards. They will need a formal letter from the CAM team from the HOA.

Mr. Money reported he talked to Home Depot on Blanding Blvd and they said contact the Cooperation Office and they will help also. They will need a letter from the CAM with the HOA letter head.

B. Bulletin Board

Stone pavers were placed in front of the bulletin board to make it more accessible. Mr. Skinner said he drove by and it looks good. Mr. Money said he seen it and agreed with Mr. Skinner.

C. Sprinkler system at Island

Mr. Skinner had someone take a look at the sprinkler system at the Island and found no problems with the control system or any of the sprinklers.

V. New Business

A. Sprinkler Head broken

There is a sprinkler head broken on College Dr. The head is laying on top of the ground.

VI. Committee Reports

A. ARC Committee

No new ARC's

B. Welcome Committee

Tabled until next meeting

C. Covenants and By-Laws Committee

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

VII. Adjournment: Next meeting scheduled for June 3, 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 7:45 p.m.

Approved
Don James