

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

Representing the Cam team Mr. Jesse Skinner. Home owner Mrs. Claudia Decurnou was also present.

Mr. James requested and Mrs. Watson agreed to assume the position of Secretary to ensure all officers of the board positions were filled.

II. Reading of the Minutes: Dated June 3, 2015

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

A motion was made by Mr. Money and second by Mrs. Watson to accept the minutes for June as presented. None opposed motion carried.

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 June 30, 2015 totaled \$ 40,329.39.

Popular Operating Accounts.....\$ 24,900.16

Popular Money Market Accounts.....\$ 15,429.23

B. Collection Tracker

Mr. Skinner said the cam team is looking at the end of the year and we are on pace to come in under budget.

C. Violation Tracker

The board was concerned about a couple of homes that are vacant and the yards are getting extremely beyond limits. They are requiring force cuts because it is not getting done. Mr. Skinner said the team will check on that.

D. Community Status

Mr. James expressed concern about the community. He wanted to remind everyone that keeping your property in compliance will reflect in the value of their homes and their neighbor's homes.

IV. Old Business

A. Yard of the Month

Due to lack of participation by the community the board is going to take over yard of the month. The CAM team will post the sponsor on the web page.

B. Irrigation at Entrance

The sprinkler system north of the entrance has been repaired.

V. New Business

A. Annual Meeting / letter

The annual meeting will be on September 8, 2015 at 7 p.m. in the Thrasher Horn Center on College Drive.

The annual meeting letter will need to go out 14 days prior and it will include Notice of the meeting letter, Limited proxy, Instructions for completing the proxy and the proposed budget.

B. 2016 Budget

The board reviewed several options on the budget. The board is waiting on contracts information. The board tabled the budget until next meeting.

C. Secretary Position

Mr. Money motion and Mrs. Watson second to accept Mrs. Teresa Garraway's resignation from the Southampton Home Owner Association Board in the position of Secretary and Director. None opposed motion carried.

D. Cameras

The board requested the cameras be checked at the entrance due to not being able to view. Mr. James asked that all the cameras be checked because two at island have blurred view. Mr. Skinner said he will get it checked.

VI. Committee Reports

A. ARC Committee

2021 Frogmore Dr pool and deck is on hold because it is not clear how close the pool is to the property line. The board is requesting clarity.

B. Welcome Committee

Mrs. Watson stated the welcome committee is requiring more welcome jars. Mr. Skinner will inform the proper person.

The board would like to welcome Mr. Daniel Sellers 1762 Dartmouth Dr to the community.

C. Covenants and By-Laws Committee

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

D. Yard of the Month

The yard of the month committee will begin this week.

VII. Adjournment: Next meeting scheduled for August 19, 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 8:35 p.m.

A handwritten signature in blue ink, appearing to read "D. James", is located at the bottom of the page.