

Southampton Home Owners Association
Meeting Minutes
Wednesday June 3, 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), and 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 April 2015.

A motion was made by Mr. Money and second by Mrs. Watson to wave reading of the minutes for the month of February due the board having reviewed the minutes before hand. None opposed the motion carried.

A motion was made by Mr. Money and second by Mrs. Watson to accept the minutes from February with no corrections. None opposed and motion carried.

A motion was made by Mr. Money and second by Mrs. Watson to wave reading of the minutes for the month of March due to the board having reviewed the minutes before hand. None opposed motion carried.

A motion was made by Mr. Money and second by Mrs. Watson to accept the minutes from March with the necessary corrections. None opposed and motion carried.

A motion was made by Mr. Money and second by Mrs. Watson to wave reading of the minutes for month of April due to the board having reviewed the minutes before hand. None opposed motion carried.

A motion was made by Mrs. Watson and second by Mr. Money to accept the minutes from April with necessary corrections. None opposed motion carried.

A motion was made by Mrs. Watson and second by Mr. Money to wave reading of the minutes for month of May due to the board having reviewed the minutes before hand. None opposed motion carried.

A motion was made by Mr. Money and second Mrs. Watson to accept the minutes for May with the necessary corrections. None opposed 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 May 30, 2015 totaled \$ 40,832.25.

Popular Operating Accounts.....\$25,674.53.

Popular Money Market Accounts.....\$15,157.72

B. Collection Tracker

Mrs. Woods explained to the board that we are on track to achieve our goal for the year. The HOA is under budget for the year. The CAM team is moving forward with several demand letters and next month will look at intent to lien documentation.

C. Violation Tracker

The community still has the same people who need a little help reminding them to take care of the little details. Mr. James noted more of the same discrepancies are being committed by different

people now. Mrs. Woods said the cam team will keep an eye on these problems.

D. Community Status

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

IV. Old Business

A. Yard of the Month

Yard of the month committee is still needing members. Yard of the month banner is ready to go. The cam team has sent out letters to Home Depot and Lowes home office for approval of the rewards card. Due to judging committee members the yard of the month has been moved back one month.

B. Comcast Credit

Mrs. Woods informed the board that Comcast is crediting our account with the last installment for cable installation of last year.

V. New Business

A. Water at the Island

The island water problem has been resolved.

B. Sprinkler system at entrance

Mr. Money explained he has checked the system and the sprinkler has been replaced and the system is working.

VI. Committee Reports

A. ARC Committee

1676 Dartmouth Dr. House painting, the board is requesting clarification on the paint colors.

1734 Dartmouth Dr. Trash can blinds was approved with conditions.

1817 Dartmouth Dr. Pavers and driveway extension. Mrs. Woods will contact the home owner and explain the issues the board is having and work to resolve the issues so the work can move forward.

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 July 8, 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 8:45 p.m.