

Southampton Owners Association BOD Meeting

January 13, 2016, 6:00 P.M.

The CAM Team

1008-120 Park Avenue

Orange Park, Florida 32073

The President Dion James called the regular meeting of the Board of Directors of the Southampton Homeowners Association, Inc., to order at 6:10 p.m. in CAM offices at 1008 Park Avenue, Orange Park FL LAW 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 - Claudia Decurnou P

Linda Woods and Jenni Nolan were present representing The CAM Team.

II. Reading of the Minutes: Dated December 9, 2015

Keith Money made a motion to waive the reading of the minutes. Fran Watson seconded the motion. None opposed and the motion passes.

Keith Money made a motion to approve the December 9, 2015 minutes. Fran Watson seconded the motion. None opposed and the motion passes.

III. Manager's Report

Current Financial Report:

Popular Operating Account	\$21,292.44
Popular Money Market Account	\$36,902.65
Total Operating/Reserve Cash	\$38,827.80

Collection Tracker - Jenni Nolan presented the Collection Tracker. There are legal actions to be taken the month of January on Lines 6, 14 and 17. Actions for February on Lines 110, 15 and 19 were also approved.

The Board approved for The CAM Team to present a counteroffer of \$2,286.70 to AH4R for property 1773 Dartmouth.

Violation Tracker – Jenni Nolan presented the Violation Tracker. The time frame for removing Holiday lights was discussed. The Board agreed that January 15 would be an appropriate date to have all Holiday lights and decorations removed from properties.

Community Status – Linda Woods stated that she had been in the community and that the Board may want to discuss what is considered decor and what is considered rubbish at the front entries of homes.

IV. Old Business

Cameras at Front Entrance – Kevin of All Access arrived prior to the BOD meeting to ensure that each Board Member had the appropriate application on their mobile device and that each BOD was able to view film from the cameras.

Yard of the Month Sponsorship Letters – Jenni Nolan presented letters prepared requesting donations from the following locations for the Yard of the Month awards: Pat's Nursery, Walmart, Home Depot, Lowes, Ace Hardware, The CAM Team. Dion James asked that "\$25 gift card" be removed from the letter. Jenni Nolan printed new letters.

Consolidate Cameras on one App/URL - Kevin of All Access explained prior to the meeting that the current DVR player at the island wouldn't be able to be consolidated with the DVR at the entrance. He will provide a quote for a new DVR at the island.

Spring Planting – Fran Watson spoke with Troy of Cutshall Enterprises about the landscaping at the entrance to the community. Fran Watson presented the idea of transplanting the Knockout Roses and replacing them with Drift Roses on both sides of the entrance. Periwinkles will be planted at the bulletin board. Red mulch will be used once the planting is complete. The Board agrees with the landscaping plan.

V. New Business

Year End Financial Report (cash receipts and expenditures) – Linda Woods of The CAM Team states that post cards can be sent to the community to let homeowners know that The Year End Financial Report (Income Statement) will be provided upon request.

Annual Audit – Linda Woods states that an Annual Audit or Review is not required due to the amount of the community's revenue.

Holiday Decoration Winners – The Winners of the Holiday Decoration Contest are as follows:

1st Place – 1873 Dartmouth 2nd Place - 1825 Dartmouth 3rd Place - 2044 Frogmore

VI. Committees

ARC – 2885 Southampton's request for fencing was approved with conditions. The fence may only be natural or stained.

The CAM Team will request pricing for ARC signs.

Welcome Committee - Fran Watson stated there were no new homeowners

Rules and Documents – Linda Woods presented her assessment of the community documents. Each Board Member will review the suggestions and be prepared to discuss at the next Board Meeting. Linda Woods will review the Bylaws and Articles of Incorporation as well.

Yard of the Month – The Yard of the Month committee is not active at this time. However the Board decided to deliver the Sponsorship Letters together to gain support for Yard of the Month.

VII. Adjournment

Keith Money motions to adjourn the meeting. Dion James seconds. None opposed. Meeting adjourned at 8:20 p.m.

The next meeting will be held on February 10, 2016 at 5:40 p.m. with plans to adjourn at 6:00 to review the Community Covenants & Restrictions, Articles of Incorporation and Bylaws.