Southampton Owners Association BOD Meeting Minutes

February 1, 2017
The CAM Team Office
1008-120 Park Avenue
Orange Park, FL 32073

The President Dion James called the regular meeting of the Board of Directors of the Southampton Homeowners Association, Inc., to order at 5:53 p.m. in the CAM office 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 Excused

c. Secretary – Claudia Decurnou P

d. Director-Cassie Tomkins Excused

e. Director – Vacant

Carla Guzman and Jenni Nolan were present representing The CAM Team. No homeowners were present.

II.Reading and Approval of the Minutes: Minutes from January 4, 2017.

Keith Money made a motion to waive the reading of the January 4, 2017 minutes. Claudia Decurnou seconded the motion. All approved.

Keith Money made a motion to approve the January 4, 2017 BOD Meeting Minutes. Claudia Decurnou seconded the motion. All Approved.

III.Management Company Update: Carla from the CAM Team drove through Southampton and found the neighborhood to look very nice.

a.Current Financial Report -

Popular Operating Account \$44,583.55 Popular Money Market Account \$18,406.19 Total Operating/Reserve Cash \$62,989.74

b.Collection Tracker – The Collection Tracker was presented and discussed.

c.Violation Tracker – The Violation Tracker was presented.

d.Community Status – Carla Guzman stated that she had driven through the neighborhood and it looked nice.

IV.Old Business:

a.2017 Projects – Almsgiving Electric's proposals were discussed and the board stated that there were other lights they may be interested in.

b.Yard of the Month Sponsorship letters - Done

c.Entrance Sign (Deed Restricted Community) – The board decided on the 18x36 sign priced at \$331.70 the sign was ordered through A-Pro Signs.

d.Spring Planting – Cutshall Enterprises presented the board with several ideas for landscaping the board revamped his ideas and to fewer plants but approved the following: Entrance side – Society garlic around the rock. Left side entrance – Add Pink Drift roses and Society Garlic. Island- Gold Mound Durante behind the bulletin board. 36 yards of red mulch. Landscaping to begin on 3/3/2017.

e.Budget Reconciliation (cash receipts and expenditures) Spring Newsletter was mailed out on 2/13/2017 and newsletter included a note stating, "the year-end financials may be received from The CAM Team upon request", as per Florida Statute.

V.New Business:

a. Cutshall enterprises stated that the irrigation does not need to be completely redone, believes with regular maintenance and replacement of valves when necessary that the irrigation will run fine.

VI. Committees:

a.ARC – There was one ARC to review and it was approved. Fence project at 2820 Southampton Dr. It was approved with conditions – "That the fence line is set back as stated in the updated boundary survey."

- **c. Rules and Docs** Review of the governing documents was tabled.
- **d.** Community Website The Board requested the CAM Team to update the website with meeting information, Meeting minutes and to add Cassie Tomkins as a director.
- **e. Yard of the Month** Four Yard of the Month sponsors have been secured. Southampton's landscape vendor Cutshall Enterprises, Southampton's security vendor All Access Security, and Southampton's Management The CAM Team. River City Insurance Company has also offered to sponsor The Yard of the Month. The Yard of the Month competition will begin in May.
- VII. Adjournment: A motion was made to adjourn the meeting at 7:23pm.

The next meeting will be held March 1, 2017 at 5:30 P.M. at The CAM Team.