

Southampton Owners Association BOD Meeting Minutes
August 1, 2018
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 6:00 p.m. in the CAM office at the above address. FL. LAW 720.112(2)(c),F.S.

I. Roll Call:

- a. President – Dion James P
- b. Vice President – Keith Money P
- c. Secretary – Claudia Decurnou P
- d. Director – Vacant
- e. Director – Vacant

Linda Woods was present representing The CAM Team.

II. Approval of the Minutes:

Keith Money motioned to approve the minutes on the July 10, 2018 BOD Meeting. Claudia seconded. Motion passed unanimously. The corrected June 2018 Minutes were not available and will be addressed at the next meeting.

III. Management Company Update:

a. Current Financial Report

Popular Operating Account \$37,626.04
Popular Money Market Account \$23,608.51
Total Operating/Reserve Cash \$61,234.55

- b. Collection Tracker** – The Collection Tracker and aging report were presented. First warning letters were sent in July. Final warning letters were sent in mid August. Seventeen (17) warning letters were sent, thirteen (13) still have not paid.
- c. Community Status/Violation Tracker** – Most violations remain to be lawn issues, partly due to the increased rain. Our main Compliance Inspector rode the community and noted numerous violations.

IV. Old Business:

- a. Irrigation system upgrade (Bulletin Board)** - Sasha with Greenway stated that they were on the property July 25, 2018 and ran the entire irrigation system. One broken head was repaired and the backflow was inspected and in good working condition. The irrigation meter could not be located at the time. It was also discussed that the

water bills are consistently different and too high. The CAM will contact Greenway to assist in locating the meter, discuss the water bills and determine if there is a rain meter at the entrance.

- b. Cameras at bulletin board** – Dion confirmed that information needed to access the cameras was emailed to him and he shared the information with other Board members. Keith requested that the license plate camera be adjusted so that the plate is more centered in the screen. The CAM to follow-up.
- c. National Night Out** - Pricing for a single sided 1 ft. x 4 ft. banner with Logo Xpress would be \$30. The Board requested the CAM to order the banner. National Night Out will be held October 2, 2018.
- d. Lights at entrance sign** – Replacing the bulletin board on the island with a LED Sign was discussed. Further research is required at this time.
- e. Projected Annual Budget** – The projected Annual Budget was presented and discussed and adjustments were made to three line items as follows: 50-5030-00 Copies/Printing/Supplies to remain the same as 2018; 50-5040-00 Meeting Hall Rental to be increased to \$250; 50-5090-00 Community Events to remain the same as 2018. 50-5005-00 Management Fees: The CAM Team requested an increase of 4%. The Board countered the increase at 2%. The Board requested a price be obtained from Johnny’s Pro-Cuts to pressure was the community entrance sign. The CAM was asked to contact Comcast to determine why there is a difference in cost between the two modems and determine if a modem can be purchased rather than renting.
- f. 2019 Projects** - Replacing the bulletin board was discussed

V. NEW BUSINESS:

Minutes from the 2017 Annual Meeting – A Quorum was not established and no meeting official meeting was held. Minutes are not required.

VI. Committee Reports:

- a. ARC – One application was approved
- b. Welcome Committee – None reported
- c. Rules & Documents – No report
- d. Community Website – The CAM was asked to look into adding a counter of viewers to the sight to determine if maintaining the site is cost effective.
- e. Yard of the Month – 2885 Southampton Drive received Yard of the Month for July and will be posted to the website.

VII. ADJOURNMENT

The next meeting to be held on September 11, 2018 at 7:00 p.m., Thrasher Horne.