

**Southampton Owners Association**

**MINUTES OF BOARD MEETING**

**September 11, 2018**

**Thrasher Horne | College Drive | Orange Park, FL 32073**

Present on Behalf of the Board of Directors:

President – Dion James	P
Vice President – Keith Money	P
Secretary – Claudia Decurnou	A
Director – Vacant	
Director – Vacant	

Present on Behalf of The CAM Team:

Bob Woods, CAM

- Call to Order
  - The President Dion James called the regular meeting of the Board of Directors of the Southampton Homeowners Association, Inc., to order at 7:15 PM at the above address. FL. LAW 720.112(2)(c),F.S.
- Establish Quorum
  - A quorum was established by Dion James and Keith Money. Claudia Decurnou was absent. Bob Woods from The CAM Team management was present.
- Approval of the Minutes
  - Dion James motioned to waive the reading of the Minutes.
- Management Company Update
  - **Current Financial Report** – Bob Woods presented the financial report.
  - **Collection Tracker** – The Collection Tracker was not reviewed.
  - **Community Status/Violation Tracker** – The Violation Tracker was not reviewed. There was a discussion of the Community status.
- Old Business
  - **Roll Call** – The reading of the Minutes was presented.
  - **Violation** – The Board wants the Management company to be aware of the issues at 1723 Dartmouth Drive, 1632 Dartmouth Drive and 1778 Dartmouth Drive.

- **Irrigation Proposal** – Greenway Lawncare bid for \$1,425 was signed today and the sprinkler update will be completed this week.
- **Water Cost** – There was a discussion regarding the increase of the water bill from 01/21/2016 thru 07/16/2018. The drastic increase is unacceptable. – This issue was addressed.
- **Cameras** – The camera system has been less than adequate. Kevin was called to make corrections and the cameras are now working. Per Kevin the front camera is working but the back camera just went out today. Unless we upgrade to HD cameras we may continue to have issues as the DVR is HD but the cameras are not; he is getting us a quote. (Bulletin board camera info: nvms7000 – Cam12345.)
- **National Night Out** – The banner has been ordered by The CAM Team. The single sided 1 ft. x 4 ft. banner will be displayed for National Night Out which will be held October 2, 2018.
- **Lights at entrance sign** – The lights need to be improved and made to display evenly at the entrance. Keith Money will be handling this issue.
- **2019 Projects** – The budget was discussed at length and approved as submitted by the Board. The CAM Team has been asked to get prices and information for an LED sign. The CAM Team is checking with Clay County to make sure LED message board type of sign is approved; will get quotes after speaking with them.
- **New Business**
  - The Minutes for June, 2018 and August, 2018 were approved and added
- **Committee Reports**
  - The Board is concerned about the approval process of the ARCs and wants this investigated further. Open ARC's will now be addressed at monthly board meetings.
- **Adjournment**
  - Motion was made to adjourn the meeting at 8:15 PM; motion passed unanimously.

**The next meeting will be Wednesday, October 3, 2018 at 5:30.**