

**Southampton Owners Association BOD Meeting Minutes  
December 5, 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 6:08 PM at the above address. FL. LAW 720.112(2)(c), F.S.

**I. Roll Call:**

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

Amber Cary was present on behalf of The CAM Team.

**II. Approval of the Minutes:**

Keith Money motioned to approve the tabled minutes from the 10/3/18 meeting; Claudia Decurnou seconded that motion. Keith Money motioned to approve the minutes from the 11/7/18 meeting; Claudia Decurnou seconded that motion.

**III. Management Company Update:**

**a. Current Financial Report**

Popular Operating Account	\$19,334.48
Popular Money Market Account	\$24,765.81
Total Operating/Reserve Account	\$47,956.82

**b. Collection Tracker** – The Collection Tracker was reviewed, and the board decided to keep STHP1061 and STHP1030 in lien status. All accounts that were sent collection letters on 11/27 will be reviewed again and sent intent to lien notices if the board chooses to do so.

**c. Community Status/Violation Tracker** – The Violation Tracker was reviewed.

#### **IV. Old Business:**

- a. HD Cameras** – The board requested the model number on the camera at the bulletin board.
- b. Approve Insurance Increase in budget** – Board requested cyber and crime carriers to be dropped; per Insurance Agent crime is necessary. Dropped cyber carrier and updated budget.
- c. Solar Lights at entrance** – waiting on bids from Johnny ProCuts and Almsgiving
- d. Greenway Landscaping** - Talked to Sascha at Greenway and he has spoken with his employees about being more cautious and ask that we contact him immediately if anything happens in the future and he will fix it immediately.
- e. Entry Sign** – Explained to board that LED and digital signs were not allowed, will explore new options.

#### **V. New Business:**

- a. Insurance** – The board questioned inconsistency in property insurance from last year to this year, why we need to carry liability, land and eviction. The board does not want Lloyds of London next year and requested new options for insurance brokers.
- b. Entry Sign** – Keith Money is going to look for sign to post at entrance where we can include the Southampton website URL.
- c. Spring Planting & Irrigation** – match existing plants at opposite of entrance. Check with Greenway to see about testing the irrigation system
- d. Yard of the Month** – 2019 sponsorship letters and different colors for yard signs.
- e. Website** – The CAM Team needs to update website (minutes, pictures), get quote to put counter on site.
- f. Budget** – approved with new insurance amount
- g. Document Revision** – Board mentioned finding consultant to revise association documents; board decided to table this for future consideration.

#### **VI. Adjournment:**

Motion was made to adjourn the meeting at 7:16 PM; motion passed unanimously. The next meeting will be Wednesday, January 9, 2019 at 6:00 PM at The CAM Team office.