

zSouthampton Owners Association BOD Meeting Minutes

January 3, 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 5:30 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 P
- c. Secretary – Claudia Decurnou P
- d. Cassandra Tomkins P
- e. Director – Vacant

Liz O'Brien was present representing The CAM Team.

No homeowners were present.

II. Approval of the Minutes:

Keith Money motioned to approve the December 13, 2017 Board meeting minutes with one correction and Cassandra Tomkins seconded. Motion passed unanimously.

III. Management Company Update:

a. Current Financial Report –

Popular Operating Account \$29,926.08

Popular Money Market Account \$21,583.67

Total Operating/Reserve Cash \$51,509.75

- b. **Collection Tracker** – The Collection Tracker and aging report were presented and discussed. Action Item: Send final demand letter to At Homes 4 Rent.

- c. **Violation Tracker** – The Violation Tracker was presented. Claudia Decurnou asked if we could do something about a vehicle missing a license plate parked by 1672 Dartmouth. Also, how we can get speed bumps for Southampton Drive. Action Items: Report vehicle with no license plat to Clay County. Research how to get speed bumps on a County street. Follow-up on state 3 notice for trash can out.

- d. **Community Status** – No major issues to report. Community looks good.

IV. Old Business:

- a. **2017 Projects** (Lights along College) Action Item: Arrange a meeting with Todd Jolly at 4 o'clock on a weekday or on a Saturday at noon.

- b. **Irrigation System Upgrade (Bulletin Board)** The Board is not understanding why Cutshall has provided a quote for replacing the lines. Action Item: Get an irrigation company to inspect the irrigation company and provide a second opinion.
- c. **Camera at (bulletin board)** Action Items: The CAM Team will see insurance will cover the damaged cameras. Ask the attorney if what the officer said is correct: that despite the video evidence they cannot do anything since they do not know who the person in the video is and also because another camera didn't have footage of the person vandalizing the other camera.

Cassandra Tomkins will have her husband provide a second proposal to compare to Matthews' Technologies'.

Cassandra Tomkins made a motion to take the money to replace the cameras from the Island out of the operating fund and Dion James seconded. Motion passed unanimously.

- d. **Holiday Decorations:** Dion will send a report of the winners.
- e. **Budget Reconciliation:** Ask Elin when budget reconciliation for 2017 will be ready.

V. New Business

- a. **Spring Planting-** The Board will take a look at the flowers by next month, so they can let Troy know if they want to make a change.
- b. **Yard of the Month sponsorship letters-**The Board will ask Ace, Home Depot, Lowe's and Walmart to be sponsors. Action Item: Liz O'Brien to check with vendors that sponsored last year.

VI. Committees:

- a. **ARC** – no report.
- b. **Welcome Committee** -
- c. **Rules and Docs** –Action Item: Send the Board the latest version Linda Woods had completed.
- d. **Community Website** – The spring newsletter should include reminders such as: apply for architectural changes, trash rules and landscaping suggestions
- e. **Yard of the month** –Will resume May 2018

VII. Adjournment: The meeting was adjourned at 6:46 p.m.

The next meeting will be held February 7th 2018 at 5:30 P.M. at The CAM Team.