

zSouthampton Owners Association BOD Meeting Minutes

February 6, 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 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 E
- c. Secretary – Claudia Decurnou P
- d. Cassandra Tomkins P
- e. Director – Vacant

Liz O'Brien and Carla Guzman were present representing The CAM Team.
No homeowners were present.

II. Approval of the Minutes:

Cassandra Tomkins motioned to approve the January 3, 2018 Board meeting minutes and Claudia Decurnou seconded. Motion passed unanimously.

III. Management Company Update:

a. Current Financial Report –

Popular Operating Account \$52,153.14
Popular Money Market Account \$21,872.97
Total Operating/Reserve Cash \$74,026.11

- b. **Community Status/Violation Tracker** – Carla Guzman reported that she was able to do the compliance inspection on a Tuesday and therefore was able to cite people for having their recycle bins out. There were not many violations other than that and the community looked good. Just one violation is now being sent over to the attorney.
- c. **Collection Tracker** – The Collection Tracker and aging report were presented and discussed. Action Item: Send statements to owners #2, #3, #4, and #5. Find out if #4 loan was sold to a different bank.

IV. Old Business:

- a. **2017 Projects** (Lights along College) Claudia Decurnou motioned to approve the proposal from Almsgiving for new lights along College in the amount of \$1701.36 and Cassandra Tomkins seconded. All in favor.
- b. **Irrigation System Upgrade (Bulletin Board)**: Get second opinion from A and L irrigation for resolving irrigation issue. Also ask Greenway for any warranty info on their proposal.

- c. **Camera at (bulletin board)** Claudia Decurnou made a motion to approve Matthews' Technologies proposal for 4 new cameras minus the cost of the \$39.99 surge protector therefore for a total of \$6,243.64 and Cassandra Tomkins seconded. Motion passed unanimously.
- d. **Budget Reconciliation (cash receipts and expenditures):** For January 2018, there was \$86.23 in soft cost reimbursement to the CAM Team and about \$220 paid to Copyright Printing for the 2018 HOA dues mailing.

V. New Business

- a. **Spring Planting-** The Board is considering Evolvus a.k.a. Blue Haze. Action Item: Liz O'Brien to ask Troy if this would work or if he has other ideas.
- b. **Yard of the Month sponsorship letters-**Action Item: Liz O'Brien to ask Almsgiving and Matthews Technologies if they will donate \$25 for the yard of the month.

VI. Committees:

- a. **ARC** – no report.
- b. **Welcome Committee** - no report
- c. **Rules and Docs** –Cassandra Tomkins will write up the corrections made thus far.
- d. **Community Website** – Action Items: Post the approved minutes on the website. Get Spring newsletter in the mail.
- e. **Yard of the month** –Will resume May 2018

VII. Adjournment: The meeting was adjourned at 7:01 p.m.

The next meeting will be held March 7th 2018 at 6:00 P.M. at The CAM Team.