

Southampton Owners Association BOD Meeting Minutes
January 9, 2019
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 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:

Claudia Decurnou motioned to approve the minutes; Keith Money seconded that motion.

III. Management Company Update:

a. Current Financial Report

Popular Operating Account	\$26,861.85
Popular Money Market Account	\$25,055.39
Total Operating/Reserve Account	\$51,917.24

b. Collection Tracker – The Collection Tracker was reviewed, and the board decided to send NOIL to all residents that were sent collection letters on 11/27 who still had not paid.

c. Community Status/Violation Tracker – The Violation Tracker was reviewed. Any stage 3 should be sent to attorney if in non-compliance still standing during next drive through. Claudia requested us to look into illegal dumping (1691 Dartmouth).

IV. Old Business:

a. HD Cameras – The board requested the model number on the camera at the bulletin board.

b. Insurance – Board requested quotes from new insurance brokers for next year’s insurance policy.

c. Budget – Approved with new insurance amount

e. Website – The CAM Team needs to update website (minutes, pictures), get quote to put counter on site.

d. Entry Sign – Keith Money is going to look for sign to post at entrance where we can include the Southampton website URL.

e. Yard of the Month – 2019 sponsorship letters and different colors for yard signs.

f. Spring Planting & Irrigation – match existing plants at opposite of entrance. Check with Greenway to see about testing the irrigation system

V. New Business:

a. Insurance – The board requested quotes from new insurance brokers for current policy year.

b. Yard of the Month – 2019 sponsorship letters - Greenway, Attorney, Johnny’s Pro Cuts and The CAM Team.

c. Website – Decided to try and add counter ourselves rather than paying to have it added. I told board I would try and figure it out or Mr. James could have access to website to add counter.

d. Document Revision – Board would like Linda Woods to review documents that have never been revised; remove vague language, update.

e. Solar Lights at entrance – Went over bids from Almsgiving (too high) and Johnny’s Pro Cuts: board decided to hold off on adding solar lights for now.

f. Spring Planting & Irrigation – Reviewed Greenways quote for spring planting. Quote was higher than budget allowed for. Will request new quotes for maximum price of \$700 for exit side. Board approved Greenway to go ahead with mulch and asked that shrubs be cut a certain way now that Christmas lights are down to help the light shine on the deed restricted sign. Reviewed Greenways quote for irrigation. Board not happy that they just paid to have it fixed and non-working rain sensor wasn’t noticed while they were out there before. Board requested 3 quotes from irrigation companies.

g. 2019 Projects – Board is thinking of changing up the mailboxes to possibly make residents have the same one, make residents with leaning or broken mailboxes missing addresses fix theirs or just making sure opening of mailbox is at least 6” from curb. Will check with county for any ordinances.

VI. Adjournment:

Motion was made to adjourn the meeting at 7:40 PM; motion passed unanimously. The next meeting will be Wednesday, February 6, 2019 at 6:00 PM at The CAM Team office.