

Southampton Owners Association BOD Meeting Minutes
August 7, 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 6:26PM 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:

Caludia Decurnou motioned to approve the June 12, 2019 minutes; Keith Money seconded the motion.

III. Management Company Update:

a. Current Financial Report

Popular Operating Account	\$38,588.43
Popular Money Market Account	\$25,550.71
Total Operating/Reserve Account	\$64,139.14

b. Collection Tracker –The board reviewed the collection tracker. The board requested I contact resident account # STHP2110 to see if they plan to pay or let interest rack up. Board wanted to make sure NOIL was sent to resident account # STHP2140 before sending a lien and asked that we hold off on sending a lien to resident account # STHP3154.

c. Community Status/Violation Tracker – The board reviewed the compliance report. Amber Cary let the board know it's around \$100 for the atty to send a non-compliance letter. Dion James motioned to have anyone that is at stage 3 or 0 for mowing/weeding be sent a letter stating the association will order a force mow if they do not pay.

Claudia Decurnou recommend that a “Did you know” for violations be put on the website to remind residents of common violations, etc.

IV. Unfinished Business:

- a. Dion James approved to have the new “mysouthamptonhoa.com” sign installed for \$150 by Mitch Bulmer.

V. New Business:

- a. The board reviewed the proposed 2019/2020 budget. The Board was not happy that items were not left the same as the 2018/2019 proposed budget as they requested. The Board is not approving a 3% increase to The CAM Team however Dion James recommended the 3% increase go to the CAM, Amber Cary, if they were to pay an increase; the other board members agreed they would rather do that as well.

VI. Committee Report0

- a. **ARC** – The board approved a roof at 1766 Dartmouth and 2865 Southampton. The Board voiced their frustrations with incomplete ARC request being submitted in smartwebs. They requested that incomplete requests be denied and not submitted at all.

- b. **Welcome Committee**

- c. **Community Website** – The counter was reviewed.

VI. Adjournment:

Motion was made to adjourn the meeting at 7:27 PM; motion passed unanimously. The next meeting will be Tuesday, July 10, 2019 at the Thrasher – Horne Center immediately following the Annual Meeting.