

**Southampton Owners Association BOD Meeting Minutes**  
**January 18, 2023**  
**Google Meet Meeting**

The Board President Dion James called the regular meeting of the Board of Directors of the Southampton Homeowners Association, Inc., to order at 6:26 PM. FL. LAW 720.112(2)(c), F.S.

**Board Members Present**

President – Dion James	P
Vice President – Keith Money	NP
Secretary – Claudia Decurnou	NP
Director – Cari Andreani	P
Director – Peggy Brister	P

Christina Bloomfield was present on behalf of The CAM Team.

**Approval of the Minutes:**

Cari Andreani made a motion to accept the minutes from December 14, 2022. Peggy Brister seconded the motion, all were in favor, and the motion carried.

**Manager Report**

**Financials**

**The December 22 financials were emailed to the Board in advance of the meeting. The balances of December 31, 2022, were:**

Operating Account	\$35,038.53
Money Market Account	<u>\$34,501.51</u>
Total Operating/MMA	\$69,540.04

**Collection Tracker**

- 4 units with a Lien
- Past due statements are sent monthly.
- Accounts Receivable as of 12.31.2022- \$6,543.49 (\$6,437.08 is homeowners in lien status).
- Homeowners were notified of increase by mail. It may take a couple of months for Homeowners to update their payments.

**Violations**

- 1878 Dartmouth – Account is with Chuck Brown as of December 9, 2022. Follow up on Status on January 16, 2023. As of 1.18.2023, the owner had not responded, and they are processing the lawsuit.

Cari Andreani mentioned that at 1601 Dartmouth there is a notice on the door of the garage where the tarp is on the roof. There is also a lawn mower and a van on the side of the home. Cari said she knows these owners and believes they are out of town and asked The CAM Team to call the owners.

## **Community Status**

Three (3) homeowners were picked and won the Holiday Decorations Contest. 1665 and 1858 Dartmouth and 2044 Frogmore were winners. The gift cards were purchased and delivered to Cari Andreani with congratulatory letters.

## **Old Business**

- Camera System – Dion James said they only want to move the DVR and said the cameras are good. The DVR will need to be stored during the renovation of the sign.
- Dogi-Pot Disposal Systems – It was confirmed that the first will be installed in the circle at 2882 Southampton and the second at the easement between 1825 Dartmouth and 2916 Southampton.
- Front entrance annual installation set tentatively for January 23. Dion James said the plants last year were too tall and wanted to confirm what would be installed.

## **New Business**

- **Yard of the Month sponsors for 2023** – Inspections are due by the Board on the 5<sup>th</sup> of each month beginning May and through September of 2023. TCT will sponsor (2) two months and the Board asked that we secure three (3) other sponsors.

## **Committee Report**

**ARC** – Three (3) old ARC are pending review and approval and one (1) old.

- 1785 Dartmouth Drive – Windows and Door
- 1821 Dartmouth Drive – Windows
- 2803 Southampton – Fence
- 2827 Southampton – Roof (as of 1.18)

The Board reviewed the ARC process and Peggy and Cari asked for a copy of the Covenants and Restrictions. Peggy Brister requested some orientation through The CAM Team.

**Welcome Committee** – No new move-ins since last meeting.

**Rules and Documents** – Need to get the thumb drive from Cassi who is putting together changes the Board wants to make to the Documents. Dion to reach out to Cassi for this.

**Community Website** – 179 Page Views in the past 30 days, up 21% from prior 30 days.

## **Adjournment**

Motion was made to adjourn the meeting at 7:00 pm; motion passed unanimously. The next meeting will be an in-person meeting at 6:00 p.m. on February, 8, 2023 at the Fleming Island Library.