

**Southampton Owners Association BOD Meeting Minutes**  
**April 5, 2023**  
**Google Meet Virtual Meeting**

The Board President Dion James called the regular meeting of the Board of Directors of the Southampton Homeowners Association, Inc., to order at 6:17 PM. FL. LAW 720.112(2)(c), F.S.

**Board Members Present**

President – Dion James	P
Director – Cari Andreani	P
Director – Peggy Brister	P

**Board Members Absent**

Vice President – Keith Money	NP
Secretary – Claudia Decurnou	NP

Christina Bloomfield was present on behalf of The CAM Team.

**Approval of the Minutes:**

Cari Andreani made a motion to accept the minutes from February 8, 2023. Peggy Brister seconded the motion, all were in favor, and the motion carried.

**Manager Report**

**Financials**

The March 2023 financials were emailed to the Board in advance of the meeting. The balances of March 31, 2023, were:

Operating Account	\$53,013.31
Money Market Account	<u>\$35,471.45</u>
Total Operating/MMA	\$88,484.76

**Collection Tracker**

- 4 units with a Lien / 2 Payment Plan (2055 is in Lien status)
- 1 Foreclosure-Bank (STHP2138 – 1878 Dartmouth violation)
- 15 Notice of Late Assessment
- Accounts Receivable as of 3.31.2023- \$12,233.08 (\$7,864.34 is homeowners in lien status).

**Violations**

- STHP2138 - 1878 Dartmouth –There was no response to the mediation. The Board wants to know if the lien status will impact on our ability to litigate. Christina will check with the attorney.
- STHP3154 – 2055 Frogmore – In lien status as well. This home is occupied, and a forced mow was ordered. The account will be billed.
- 2807 Southampton – A force mow letter was sent to the owner and they will comply.
- 2064 Frogmore – Reports they are running a business out of the garage.

**Old Business**

**Community Status** – 2807 Southampton plans to build and is in the process of collecting data to submit an ARC. The Board believes the lot is too small. Christina Bloomfield will contact the builder to verify they are doing the appropriate due diligence to confirm the ability to build.

### Old Business

- **Doggie Stations** – The Dog stations are marked for installation. Cari Andreani made a motion to approve the installation bid. Peggy Brister seconded and the motion carried.
- **Camera System** – This is on hold until the sign work is completed.
- **Front entrance Sign Rebuild** – Only one company confirmed a masonry sign bid, Fisher Concrete. Christina Bloomfield will also contact AFAB Solutions for a bid.
- **Yard of the Month Sponsors** – We have one from Bold City, and from The CAM Team, TruGreen was contacted but has not committed. One is coming from the Association.

### New Business

- **Forced Mows** – Documents say 10" before a forced mow can be approved. Christina Bloomfield contact the attorney and he advised the Board find a different part of the Covenant and Restriction to avoid any confusion.
- **Sod** – The Board wants to hold bids for this until the sign is completed.

### Committee Report

- **ARC** – Four (4) pending review and approval.
- **Welcome Committee** – One (1) new move-ins since last meeting.
- **Rules and Documents** – Need to get the thumb drive with the updated documents.
- **Community Website** – 242 page visits in past 30 days, up 40% from prior to 30 days

**Next Meeting – Wednesday, June 7, 2023 (Virtual)** We discussed moving this and future meetings to 6:15 pm to allow everyone to get on and to do the meeting using Zoom instead of Google Meet due to the inability to actually schedule a Google Meet meeting.

**Open Forum** – Homeowners inquired as to whether the documents on the website are the most recent documents and expressed concerns over pit bulls in the neighborhood as well as the motorbikes in the wooded area behind 1895 Dartmouth.

### Adjournment

Motion was made to adjourn the meeting at 7:03 pm; motion passed unanimously.

*APPROVED BY VIRTUAL VOTE  
6-7-23*