

**Southampton Owners Association BOD Meeting Minutes  
February 8, 2023  
Fleming Island Public Library, 1895 Town Center Blvd, Fleming Island, FL 32003**

The Board President Dion James called the regular meeting of the Board of Directors of the Southampton Homeowners Association, Inc., to order at 6:27 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.

When Claudia Decurnou was called for the meeting by phone, she stated that she wanted to resign from the Board. Christina Bloomfield will email her for her formal resignation. Cari Andreani stated she knew of someone else who could fill her position.

At this time, we discussed the Board Member training offered to new Members and Christina Bloomfield said she would email that to everyone on the Board.

**Approval of the Minutes:**

Cari Andreani made a motion to accept the minutes from January 18, 2023. Peggy Brister seconded the motion, all were in favor, and the motion carried.

**Manager Report**

**Financials**

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

Operating Account	\$54,902.03
Money Market Account	<u>\$34,825.11</u>
Total Operating/MMA	\$89,727.14

**Collection Tracker**

- 4 units with a Lien / 1 Payment Plan
- Past due statements are sent monthly.
- Accounts Receivable as of 1.31.2022- \$18,530.91 (\$7,318.06 is homeowners in lien status and \$157 is the homeowner with Payment Plan).
- Homeowners were notified of increase by mail. It may take a couple of months for Homeowners to update their payments.

<p><b>Assets</b></p> <p>Operating/Reserve Cash</p> <p>10-1030-00 Popular - Operating Account \$54,902.03</p> <p>10-1035-00 Popular - Money Market Account 34,825.11</p> <p>Total Operating/Reserve Cash: \$89,727.14</p>
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## Violations

- 1878 Dartmouth –Chuck Brown’s office filed for mediation as of February 6, 2023. No improvement has been made and a neighbor reported seeing a pit bull running loose around the home on February 8, 2023. Christina Bloomfield, CAM notified the attorney of the update.
- 2064 Frogmore – Reports they are running a business out of the garage. Dion James stated it is a car audio installation business. The Board will monitor this.
- Cari Andreani asked about the home on 1601 Dartmouth and any further violations. She stated that the blue tarp had been removed and the roof repaired; however, the car and the lawnmower are on the grass and are being moved to either side of the home. Christina Bloomfield will send a violation letter on 2.9.2023.

Christina Bloomfield explained the new color-coded violation tracker report from SmartWebs to the Board. Colors break down the type of violation. Currently the violations are as follows:

<b>Stage One: 24</b>	<b>Stage Two: 22</b>	<b>Stage Three: 12</b>			
<b>Rubbish and Debris: 11</b>	<b>Decorations: 11</b>	<b>Unsightly: 8</b>	<b>ARC: 3</b>		
<b>Fence: 10</b>	<b>Landscaping: 8</b>	<b>Miscellaneous: 4</b>	<b>Vehicles: 3</b>		

## Community Status

Vault Investors and School Board property behind 1895 Dartmouth were discussed. Dion James used the map so all Board Members could see the location being discussed. The gate on this property is not remaining secured. Someone will add a lock and then the lock will be cut by neighborhood kids in a subdivision that backs up to Southampton. The kids are riding dirt bikes and other recreational vehicles in the wooded area behind homes.

The homeowner has called Clay County Sheriffs Office to report them in the past. Christina Bloomfield will attempt to find the number for Vault Investors to see what the plans are for the property they own up to College Drive.

## Old Business

- Doggie Stations – The Board decided on two (2) Welcome Home America (WHA) Mini Station – No Can for \$179.97. It was discussed that someone would have the key and be responsible to replace the bags as they ran out. The Board decided a can was not needed to avoid offensive smells for surrounding homeowners. They will also monitor weekly to see how many are used in a 30-day period to order replacement bags in bulk at a later date. The first will be installed in the circle at 2882 Southampton and the second at the easement between 1825 Dartmouth and 2916 Southampton. Money will come from Operations.
- Camera System – All Access Security is proposing \$1,075 to take down and replace the DVR camera system at the entrance sign. The CAM Team will store the equipment. A motion was made by Cari Andreani to approve the proposal. Peggy Brister seconded the motion, and the proposal was approved unanimously. Money will come from the Money Market Account.
- Front entrance Sign Rebuild – The new bid for Premiere American Construction (PAC) (\$9,285) was presented against the old bid from July of 2021 (\$3,850). Chris with PAC stated that he was not interested in doing the sign for us based on the size of the job and referred us to Brandon Walker of Walker Signs. Christina Bloomfield will follow up with them as well as Brand 9 Signs. Money will come from the Money Market Account.

## New Business

- **Yard of the Month sponsors for 2023** – Christina Bloomfield stated The CAM Team would provide two (2) gift cards for two of the five months. She will contact Bold City (1), TruGreen (1), and the Board agreed the Association would pay for one (1). All will be at \$25 each.

- **Community Yard Sales** – Occur the 3<sup>rd</sup> weekend of every month. Dion James said that he hangs a big sign advertising the sales Friday through Sunday. Sales are on Saturday and Sunday. The Board will promote one for this February 18-19.
- **Promotion** – Christina Bloomfield said that she would do an email blast with the Spring Flier again edited to include the reintroduction of the monthly yard sales and the Yard of the Month contest from May to September.

### **Committee Report**

- ARC – Zero (0) pending review and approval.
- Welcome Committee – Two (2) new move-ins since last meeting.
- Rules and Documents – Need to get the thumb drive with the updated documents.
- Community Website – 159 page visits in past 30 days, down 19% from prior to 30 days

**Next Meeting – Wednesday, April 5, 2023 (Virtual)**

### **Adjournment**

Motion was made to adjourn the meeting at 7:18 pm; motion passed unanimously. The next meeting will be a **virtual Google Meet** that Christina Bloomfield will set up for **6:00 p.m. on April, 5, 2023.**