

Southampton Owners Association BOD Meeting Minutes
June 7, 2023
Google Meet Virtual Meeting

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

Board Members Present

Vice President – Keith Money	P
Secretary – Cari Andreani	P
Director – Peggy Brister	P

Board Members Excused

President – Dion James

Christina Bloomfield was present on behalf of The CAM Team.

Approval of the Minutes:

Cari Andreani made a motion to accept the minutes from April 5, 2023. Keith Money seconded the motion, all were in favor, and the motion carried.

Manager Report

Financials

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

Operating Account	\$46,669.04
Money Market Account	<u>\$36,124.06</u>
Total Operating/MMA	\$82,793.10

Collection Report

- 4 units with a Lien (one is 2055 Frogmore – STHP3154)/ 5 units with Intent to Lien
- 1 Foreclosure-Bank (STHP2138 - 1878 Dartmouth violation)
- 1 Notice of Late Assessments.
- Accounts Receivable as of 5.31.2023- \$12,233.08 (\$7,284.51 is homeowners in lien status).

Violations – Review of Violations Report

- STHP2138 - 1878 Dartmouth –Foreclosure Status – Attorney advised not to pursue further. No pit bulls reported.
- STHP3154 - 2055 Frogmore – In lien status. Another Forced Mow was ordered for June 5, 2023.
- STHP2135 – 1894 Dartmouth Drive – Force Mow was ordered.

Christina Bloomfield mentioned that regarding violations, with Board approval at a Stage 4 she could automatically send the account to the attorney for a Covenant Enforcement Letter. The Board discussed this and decided that in Dion’s absence the decision would be tabled.

Community Status – 2807 Southampton plans to build and are in the process of collecting data to submit ARC.

Old Business

- **Doggie Station** – Installed. Board have not observed whether or not they are being used; however, Peggy Brister did note someone had not picked up after their pet in her yard.
- **Camera System** – Cameras were removed at the front entrance and had to be reinstalled. Cameras are still in place on the island. ASI will be charged for wiring damage to irrigation that they severed when they removed the wrong cameras.
- **Front Entrance Sign Rebuild** – AFAB Solutions were approved to rebuild the sign; however, this is on hold until the irrigation repairs are completed.
- **Yard of the Month** – May YOTM winner was 2890 Southampton Drive.

New Business

- **Forced Mows** – we are following the documents since there is no other covenant to follow. They are only being ordered if the yard is over 10”.
- **Sod** – This project is on-hold for now until the new signage is installed.
- **Irrigation at Entrance** – Bold City performed irrigation repairs in May. During that time, ASI damaged the irrigation timer wiring while pulling out the wrong camera system from the wrong sign. Heck Electric came out quickly and repaired this damage and the irrigation is now working.
- **Annual Meeting** – First Notice needs to go out in July for (Tuesday) September 12, 2023, meeting.
- **2024 Budget** – Scheduled for Wednesday, November 8, 2023.
- **Project Wish List for 2024** – The Board was asked what wish list items they have for 2024. Keith Money stated we needed preventative maintenance to be a focus. Peggy Brister mentioned that it would be nice to have a banner to prevent homeowners from placing their own signs out front. Otherwise, no other prominent requests were made.

Cari Andeani mentioned that her yard and some others in her cul-de-sac flooded in the back yard and Peggy Brister suggested that a landscape runoff might work to help her divert the water off-site to the pond behind the community.

Committee Report

- **ARC** – One (1) pending review and approval.
- **Welcome Committee** – Two (2) new move-in since last meeting.
- **Rules and Documents** – Need to get the thumb drive with the updated documents.
- **Community Website** – 120 sessions in past 30 days, up 14% from prior to 30 days.

Next Meeting – Wednesday, August 9, 2023 (in- person) Cari Andeani will contact the Fleming Island Library to set this up.

Open Forum – No homeowners were present, but the Board discussed cars blocking the entrance at the first home on the right entering the community. Christina Bloomfield will send the new renters and owners a violation notice.

Adjournment – A motion was made to adjourn the meeting at 7:06 pm; motion passed unanimously.