

Southampton Owners Association Budget Meeting Minutes
September 12, 2023
Thrasher Horne Center
283 College Ave.
Orange Park, FL 32065

The Budget meeting of the Board of Directors of the Southampton Homeowners Association, Inc., was called to order at 7:09 PM. FL. LAW 720.112(2)(c), F.S.

Board Members Present

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

Christina Bloomfield was present on behalf of The CAM Team. Four (4) homeowners were also in attendance.

APPROVAL OF MINUTES

Meeting minutes from August 9, 2023, were emailed to the Board prior to the meeting. Cari Andreani made a motion to approve the meeting minutes. Peggy Brister seconded, but Dion James noted that the minutes were not in the Board packet and the approval of the minutes was tabled to the next meeting in November.

MANAGER REPORT

Financials

The August 2023 financials were emailed to the Board in advance of the meeting. The balances of August 30, 2023, were:

Operating Account	\$32,529.00
Money Market Account	<u>\$37,104.30</u>
Total Operating/MMA	\$69,634.20

Collection Report

- 6 units with a Lien Status
- 1 Foreclosure-Bank (STHP2138 - 1878 Dartmouth violation)
- 1 Notice of Late Assessments.
- Accounts Receivable as of 8.31.2023- \$8,656.15 (\$8,101.15 is homeowners in lien status).

Violations – Southampton Docs do not allow for charging homeowners for covenant enforcement letters. We have seen a lot of improvements in 30 days with chronic offenders, but we are monitoring progress. A different approach may be for home in lien status and foreclosure to do a code enforcement complaint.

Community Status – Irrigation completed at front entrance. ASI bringing down cameras at bulletin board sign and putting up cameras today. Dion James asked Christina Bloomfield to contact Clay County Sheriffs Office to see what

they require for cameras. The Board would like to bid out the new camera system for both front and rear cameras at the monument sign and the bulletin board sign.

OLD BUSINESS

Irrigation – All repairs completed at the front entrance including the broken galvanized pipe from the backflow to the valves. Dion James asked was this completely replaced and Christina confirmed that it had been upgraded to PVC and that new valves were installed to the backflow.

Bulletin Board Rebuild / Camera System – Comcast stayed on for the cameras that were still up at the bulletin board sign. Those cameras will be down by tomorrow and the front entrance cameras will be reinstalled. Then AFAB Solutions will be rebuilding the brick monument sign. Dion James mentioned that there are two (2) Comcast bills, one for each system and wanted to confirm that if we would not have repairs performed quickly, we needed to suspend the bill for the bulletin board sign. Christina Bloomfield will investigate this.

NEW BUSINESS

Tree Lifting Project – Scheduled for October

Bids to Approve/Ratify – None.

Review and Adoption of 2024 Budget – The Board made several changes to the budget including a reduction in the increase of The CAM Team contract from 3.0% to 1.5%, keeping Legal Expense, Copies/Printing/Supplies, and Community Events as well as Mulch same as 2023. They asked that nothing be budgeted in Miscellaneous, and that \$226.48 Heck Electric be moved from Miscellaneous to Irrigation since it was for a timer wire. The Board also asked that \$5500 be moved to Reserves. Finally, they asked Fence Repair and Bulletin Board Repair to stay the same as 2023.

Dion James asked for a variance report and GL history for future meetings showing anything over or under \$50 with a variance explanation. He also asked for a breakdown for July 2023 for Copies/Printing/Supplies expense.

Regarding Force Mows being charged, Christina Bloomfield said they were all charged, and Dion asked that once a Force Mow violation was sent that Kris was notified within three (3) days to get this scheduled.

The Board agreed that with these changes they would work to adopt the budget at the November meeting.

COMMITTEE REPORT

ARC – There are 3 open ARC pending approval.

Welcome Committee – 1 new homeowner since last meeting. Address provided to Cari from last meeting as well.

Rules and Documents – No updates.

Community Website – The website has been updated with current Board of Directors listing and all other pages up to date as well. Sessions, page views and users were down this month. 125 sessions, 182 views, and 112 total users.

OPEN FORUM

Homeowners discussed violations. The Board discussed ARCs. Dion said that he was not happy with the way that the last ARC approval process for the home with three (3) colors had gone. Keith Money reminded the Board of the importance of responding to ARC in a timely manner.

Christina Bloomfield reminded the Board to watch for emails and that when an ARC was not approved by two (2) members it would be auto declined.

Adjournment – A motion was made to adjourn the meeting at 8:09 pm; motion passed unanimously. Next meeting will be the November 8, 2023, and it will be a virtual meeting.