

**MEETING OF THE BOARD OF DIRECTORS
SOUTHAMPTON COMMUNITY ASSOCIATION, INC.
WEDNESDAY, JANUARY 10TH, 2024
VIRTUAL BY ZOOM**

CALL TO ORDER

The Board of Directors of Southampton Community Association, Inc. was called to order at 6:23 pm. Dion James asked if the meetings could be moved to 6:30 for the remainder of the year and the Board agreed.

ESTABLISHMENT OF QUORUM AND PROOF OF NOTICE

A quorum was established. Dion James, President, Cari Andreani, Secretary/Treasurer, and Peggy Brister, Director were all present. Keith Money, Vice-President was excused. Christina Bloomfield, LCAM represented The CAM Team.

Notice was posted 6 days prior to the meeting on property at the sign and by e-blast to homeowners.

APPROVAL OF MEETING MINUTES for December 6, 2023

Cari Andreani made a motion to approve the meeting minutes. Peggy Brister seconded, and the motion carried.

MANAGEMENT REPORT BY THE CAM TEAM

From December 2023 Financials

\$ 23,009.41 Operations
\$ 38,411.61 Popular – Money Market Account (MMA)
\$61,421.02

Collection Status:

- 0 - Payment Plans
- 0 - NLA
- 5 - Lien Status
- 0 - Attorney Payment – On Hold
- 0 - LMF Funding
- 1 - Bankruptcy – Foreclosure (Association/Bank)

VIOLATIONS

Christina Bloomfield reviewed the violations for January 2024. Currently, one account, STHP2138 is still with the attorney; however, the home was also in bank foreclosure, and it looks as though the bank may have taken the home at last as some improvements are happening. The garage door has been replaced and some clean up of the outside is occurring. STHP3154 is still with the family because the owner is deceased, but the home is not being maintained. STHP1061 may be an abandoned home. It is being monitored. STHP3213 is stable but being monitored for multiple offenses, and STHP3230 is seeing some improvement, but still has a lot of items out in front of the home. *OR 3220?*

Variance Report Notes – None currently.

OLD BUSINESS

Camera System

Example cameras from Hawks Pointe were provided to the Board. Would the Board like to purchase these cameras and did Dion research the additional DVR and NVR System equipment needed? The Comcast account is now on-hold for 90 days until the cameras are repaired. ACS is also a new company available for bids too.

Dion James has reached out to an electrician to research what is the best type of system as well and said that he will follow up with them. No action is needed by The CAM Team other than to send the details of the camera for Hawks Pointe to the Board again.

End of Year Variance Report

Christina Bloomfield brought a sample EOY variance report to the Board to review so it would look familiar to them at future meetings. Dion James said he would prefer a month-to-month variance, and Christina said this was just to recap the prior year. Dion asked Christina to write variance explanations (+/-) \$100 each month.

Adding a New Board Member

Dion James made a motion to appoint homeowner, Ryan Geddings as a new Director to the Board to fill the opening left by Claudia Decurnou who resigned in December. Peggy Brister seconded the motion, and the motion carried.

NEW BUSINESS

Electrical Work at Both Signs

Dion James provided exterior outlets for them to be installed at both the front and bulletin board signs. Heck Electric installed those today. Dion James wants to see the images from Heck Electric where they installed the outlets.

College Road Construction

Construction for drainage has been delayed over the holidays. There may still be some safety concerns exiting onto College Drive. A warning has been added to the website.

BIDS TO APPROVE - None

BIDS TO RATIFY - None

Dion James interjected that the agenda posted on the bulletin board sign was too small to read. Christina Bloomfield stated that Cassandra had been out of town and was unable to post the larger wording on the Board to be more visible. Dion asked that next time she add, "Agenda on Community Website."

New Board Member, Ryan Geddings stated that he had issues with the email blast sent out by The CAM Team and asked if any other Board Members had similar issues. None had.

Christina Bloomfield mentioned there was difficulty getting the in-person meetings scheduled at any library. February 7, 2024, a meeting is scheduled at The Fleming Island Library. The Board discussed that we would move the November 6th meeting to virtual, and Christina Bloomfield has scheduled the December 4th meeting at The Fleming Island Library. Because Dion James works in St. Augustine and is unavailable on Tuesday's, the Board agreed to move the August 7th in-person meeting to August 5th, and Christina Bloomfield reserved the Fleming Island Library right then to secure it. Christina will send the Board the updated meeting schedule and update the website.

COMMITTEE REPORTS

ARC – None to approve currently.

Welcome Committee - No new homeowners since the December meeting.

Rules and Documents – No new changes.

Community Website - Sessions were up 134% and Page Views were up 50%. Total Users are 106 up 165%.

Cari Andreani said that she noticed we had something on the website from Ace Hardware that was from 2012 and wants to have something more updated added. She is going to work on a "latest news" section and will send something to me.

HOMEOWNERS FORUM

A homeowner noted there had not been a meeting time on the agenda. Christina Bloomfield will update that for the next meeting agenda.

NEXT MEETING SCHEDULED FOR Wednesday, February 7, 2024, at 6:30 p.m. at The Fleming Island Library.

ADJOURNMENT

All business being completed, Cari Andreani made a motion to adjourn the meeting, Ryan Geddings seconded the motion, and the meeting adjourned at 6:57 p.m.

APPROVAL SIGNATURE:

Dian James
