

**MEETING OF THE BOARD OF DIRECTORS
SOUTHAMPTON COMMUNITY ASSOCIATION, INC.
WEDNESDAY, FEBRUARY 7TH, 2024
IN PERSON AT THE FLEMING ISLAND LIBRARY**

CALL TO ORDER

The Board of Directors of Southampton Community Association, Inc. was called to order at 6:30 pm.

ESTABLISHMENT OF QUORUM AND PROOF OF NOTICE

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

Notice was posted 5 days prior to the meeting on property at the sign and by e-blast to homeowners on 2/2/2024 at 5:20 p.m.

APPROVAL OF MEETING MINUTES for January 10, 2024

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

MANAGEMENT REPORT BY THE CAM TEAM

From January 2024 Financials

\$ 39,630.13 Operations
\$ 38,857.74 Popular – Money Market Account (MMA)
 \$ 78,487.87

VARIANCE REPORT- The main variances +/- \$100 for January were as follows:

5030-00 Copies/Printing/Supplies	\$ 192.89	\$ 83.33	(\$ 109.56)	\$143.09 paid to SouthData for 2024 Assessment Statements. \$48.80 for copies	\$ 1,000.00
5031-00 Postage	\$ 147.11	\$ 29.17	(\$ 117.94)	\$139.74 paid to SouthData for postage to mail statements. \$7.37 for TCT postage	\$ 350.00
5090-00 Community Events	-	\$ 125.00	\$ 125.00	STHP no community activities in January	\$ 1,500.00
5525-00 Mulch	-	\$ 141.67	\$ 141.67	STHP no mulch installed in January.	\$ 1,700.00
5605-00 Sign Maintenance	\$ 281.20	\$ 8.33	(\$ 272.87)	\$44.95 paid to D. James for outlets. \$236.24 paid to Heck Electric to install them	\$ 100.00
Total OPERATING EXPENSE	\$ 3,870.40	\$ 4,034.58	\$ 164.18	Main drivers of savings are mulch and annuals to be installed in Spring	\$ 48,415.00

COLLECTIONS

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

VIOLATIONS

The Board discussed violations for accounts STHP2138, STHP3154, STHP1061, STHP3213, and STHP3220.

COMMUNITY STATUS

Since our meeting in January, we've added a new Board Member, Ryan Geddings. The road construction continues at College Drive. Clay Utility provided a discount of \$316.88 for our backflow leak last year. That discount was applied to January's bill, and we still have a \$92.66 credit for February.

OLD BUSINESS

Camera System

As of the January meeting, Dion James is researching equipment. The Comcast account is now on-hold until April 9, 2024, and the cameras are repaired. ACS is also a new company available for bids too. Dion James asked Christina Bloomfield to contact them for a bid.

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 them. Dion stated that he felt the cost of \$236.24 was too much to pay for installing two (2) outlets.

Meeting Schedule - All meetings are now scheduled and posted to the website. The only one not scheduled is the Thrasher Horne location. Dion James approved going ahead and reserving Thrasher Horne now with a deposit. Christina Bloomfield confirmed that the Board wanted the big room again.

NEW BUSINESS

Updates on the Website - At the January Meeting, the Board discussed vamping up some older material on the Welcome Page of the site. Cari Andreani was working on a "Latest News" contribution. Cari suggested that we add a Safety Section, Pet Policies, a Construction Update section, links for Clay County Sites, and the meeting agendas. Ryan Geddings suggested the Safer Watch App link be added as well.

COMMITTEE REPORTS

ARC – 2807 Southampton Drive – new construction slated to begin on February 9, 2024. The owner is attending the meeting and has submitted his approved permit to Clay County. The homeowner was present to discuss this with the Board. There were some discrepancies on the old ARC form, and the homeowner must submit a new ARC form which Christina Bloomfield will send him tomorrow. The Board will then review everything quickly to make a decision since the owner has contractors on hold, but materials ordered for the building.

Welcome Committee - No new homeowners since the December meeting.

Rules and Documents – No new changes.

Community Website - Sessions were down 103% and Page Views were up 2%. Total New Users are 81 down 22% from previous 30 days.

HOMEOWNERS FORUM

Since no other homeowners were present, Ryan Geddings spoke for absent owners saying that some had approached him about needing a grace period to pay assessments. He suggested that the grace period extend to the end of March. Christina Bloomfield stated that other annual assessment communities do this such as their sister community, Northglen. Initially, Dion James asked that this be added to the April agenda, but Christina reminded him that would be after the suggested grace period. Ryan Geddings made a motion to approve the grace period, Peggy Brister seconded the motion, and the motion carried.

NEXT MEETING SCHEDULED FOR Wednesday, April 3, 2024, and is virtual.

ADJOURNMENT

All business being completed, the meeting adjourned at 7:39 p.m.

APPROVAL SIGNATURE: _____

APPROVED VIRTUALLY ON APRIL 3, 2024