

**DRAFT**

**Hamptons Homeowners, Inc. (HOA)  
Annual Members Meeting  
February 7, 2019 – 7:00 p.m.**

**DRAFT**

**CALL TO ORDER:** 7:00 p.m. Pledge of Allegiance and welcome to attendees.

**ROLL CALL:** Mike Barry, Jim Boyles, Denny Flynn, Conrad Gallant, Gary Hubbard, Deb Jeffers, Howard Korn, Kelly Wagner (*all Board members were present*)

**PREVIOUS MEETING NOTES:** There were no additions or corrections to the DRAFT minutes of the February 8, 2018, Annual General Membership Meeting, as posted on the HOA bulletin board in the clubhouse, website, and cloud server. The minutes were accepted.

**PRESIDENT’S OPENING COMMENTS:**

- There will be a special Board meeting immediately following the Annual Membership meeting to elect the 2019 Officers. 2019 committee assignments, and potential committee restructuring, will be determined soon with the new Board, which will also focus on increasing membership levels. Community suggestions are encouraged.
- The Hamptons HOA is in good financial standing.
- Communications with Sun Communities, Inc. (Sun) senior management are frequent and have improved compared to those with former community owner Florida Parks. There are differences of opinion regarding the focus on and interpretation of some issues, and consistent enforcement of community Rules and Regulations/Prospectus is an area for improvement.
- No agenda items were proposed by the community; therefore, the Board will present committee reports, discuss old/new business, and then open the floor for additional discussion.
- Based on the membership tally, there is not a quorum (30% of the membership lots) present or by proxy; there will be no votes on any membership motions. Members were again encouraged to attend, bring neighbors, and participate in upcoming meetings.

**TREASURER’S REPORT/BUDGET REPORT:** Jim Boyles

Savings	1,385.29	2019 YTD Income	1,583.21
Checking	5,729.13	2010 YTD Expenses	1,782.08
<b>Total Cash</b>	<b>7,114.42</b>	<b>Net ordinary income</b>	<b>(198.87)</b>
CDs (4)	126,276.18	YTD can recycle income	127.21
<b>Total Assets</b>	<b>133,390.60</b>		
	Legal Reserve Fund	80,000.00	
	Safety Reserve Fund	20,000.00	
	Operating Account	33,390.60	

Jim expressed thanks to Jim Schmalbach and Jim Bontrager for their assistance with completing the annual audit of the HOA checking, savings, and CD accounts on January 16, 2019. A copy of the audit has been posted on the HOA bulletin board.

CD maturation: our best bank rate is 2.6% for two (2) years. MidFlorida’s renewal rate is 2.0% for a 5-year term (our current CD rate/term) and 3.0% for a 3-year term. Jim renewed the three

## Hamptons Homeowners, Inc. (HOA) Meeting

February 7, 2019 – 7:00 p.m.

CDs now maturing using the MidFlorida 3-year term at 3.0% and he will renew the fourth CD when it matures on February 18, earning an additional \$1,263.00 on the CDs through 2021.

### STANDING COMMITTEE REPORTS

1. **Homeowner Concerns:** Howard Korn, Denny Flynn
  - Denny – No significant issues; Sun manager Phil Bernhauser has requested continued reporting of issues and is interested in riding through the community with the HOA.
  - Howard – still working with C.A.P. and EMTs to determine a workable solution to ensure the front gate is closed following EMT exit. He will make this a priority for 2019.
2. **Membership/Communication:** Mike Barry – 50 homeowners have outdated addresses/postal forwarding and he reiterated that forwarding requests last only 5 months.
  - 2015 – 535 memberships (65%)
  - 2016 – 442 memberships (53%)
  - 2017 – 492 memberships (59%)
  - 2018 – 448 memberships (54%)
  - 2019 – 387 memberships (46%) as of February 6
3. **Communication/Website:** Debbie Jeffers – Dave Stuart has agreed to assist with website maintenance.
4. **Resident Phone Directory:** Mike Barry – coordinated with PCI to print the 2019 phone directories in early April, possibly earlier. Non-HOA residents requiring updated phone numbers in the 2019 directory should submit their membership forms ASAP.
5. **Statutory Committee:** Mike Barry – this committee will consist of the 2019 Officers and a fifth at-large member.
6. **Welcoming Committee:** Mike Barry – additional information will be communicated at the next March Board meeting. Our newly-elected director and projected committee leader Dinah Schiegner was excused from tonight's meeting.
7. **By-Laws:** Bob Miller – the committee will monitor the state legislature for potential changes in Florida Statute (FS) 723 for 2019; very few legislative changes affect our by-laws.
8. **Recycling:** Bob Miller – recycling operations are progressing smoothly and Bob thanked the recycling volunteers for their assistance.
9. **Safety/Security:** Howard Korn – we continue to have visitors throughout the day. As the saying goes, “if you see something, say something,” and contact the office regarding anything suspicious. Howard will push with the Board and Sun management toward reinstating a manned gate guard.
10. **HOA Events:** Conrad Gallant/Gary Hubbard
  - Conrad:
    - i) March 9: Appreciation Night (2–6 p.m.) – \$5/\$10 for members/non-members
    - ii) March 17: Entertainment with Dale Anderson, a ventriloquist act
  - Gary: Bingo attendance has exceeded 100 participants during the last 6 weeks with healthy jackpots. Four minor mistakes in the Bingo audit have been corrected.

## **Hamptons Homeowners, Inc. (HOA) Meeting**

*February 7, 2019 – 7:00 p.m.*

- 11. Nominating Committee:** Mike – Rich Moyer volunteered to lead the committee.
- 12. Hall of Fame:** Denny Flynn – the committee plans to meet with previous winners on February 19 at 2:30 p.m. in the card room to identify Hall of Fame nominees (candidates must have resided in the Hamptons for a minimum of five years).
- 13. Federation of Manufactured Home Owners of Florida, Inc. (FMO):** Howard Korn
  - The FMO ensures owners have rights and while membership is encouraged, all residents may attend FMO meetings.
  - Visit [www.fmo.org](http://www.fmo.org) for District 1 meeting dates.
- 14. Nominating Committee:** Rich Moyer, Conrad Gallant, Kelly Wagner
  - Rich explained his role in the nomination process: FS 723 prohibits the actual balloting/voting process to be monitored/conducted by current Board members.
  - Jim Boyles, Conrad Gallant, Gary Hubbard, and Deb Jeffers agreed to stay on the Board. Dinah Schiegner agreed to fill the vacant Board spot, so all nine positions are now filled.
  - Mike called for additional nominations – three times – NONE; Secretary Deb cast one vote to approve the slate.
- 15. Expansion project:** no updates; project is still under municipal/county review.

### **NEW BUSINESS**

- 1.** Phil Bernhauser plans to increase community activities—especially for full-time residents—once part-time residents migrate north.
- 2.** Phil further requested that the HOA consider sponsoring/managing a second session of Bingo on Fridays, 12noon—3:00 p.m.
  - Phil has received requests for the daytime sessions from residents unable to attend the Tuesday evening sessions. Due to previous ballroom reservations, the Friday Bingo sessions would not potentially start until May.
  - Volunteer staff is required to run the event and there are specific financial and auditable requirements that must be met.
  - Sun would provide the lunch for participants (e.g., pizza) but not meals like those currently served at Tuesday evening Bingo. Approximately 30 Tuesday players—some who are not full-time residents—responded they would attend. However, a minimum of 40 participants is needed, due to the number of volunteers required to manage the event (including an HOA representative).
  - The HOA will conduct additional research on this proposal and provide a report at the Board meeting on March 21.
- 3.** Mike thanked all the directors for their efforts and hours of volunteer community work to ensure the Hamptons is a safe, friendly, active, and attractive place to live. He swore in reelected directors: Jim Boyles, Conrad Gallant, Gary Hubbard, and Deb Jeffers. Newly-elected Board member Dinah Schiegner will be sworn in at the next meeting.

## Hamptons Homeowners, Inc. (HOA) Meeting

February 7, 2019 – 7:00 p.m.

### RESIDENT COMMENTS

#### 1. Administrative comments

- Florida has very strict rules regarding the audio recording of people without their permission and residents are notified that the HOA records its meetings to ensure the accuracy of the published minutes. Residents making comments essentially grant tacit permission to record their comments.
- Residents are requested to submit agenda items prior to the meeting, to allow the Board time to research issues.

#### 2. Resident comments

- Gary (446) – asked how many residents under 55 can live here (at least 80%). HOA: Phil has not yet completed the census, required bi-annually under FS 723, but will complete one this year. The Statutory Committee will ensure follow up is done once new officers are elected.
- Jackie (617) – expressed concern over residents opening the gate for whoever is sitting there, waiting to get in. HOA: we must keep pressure up to identify a solution for safety.
- Pat (163) – communicated the efforts 20 years ago to have a manned gate guard and asked if this could be reestablished. HOA: our attorney cautioned us to not get involved with security due to significant liability issues, and Sun is resisting this as well.
- Larry (621) – challenged how gate guards can be an issue if Sun utilizes them at other properties. He also asked about renting to individuals under age 55. HOA: No response on the gate guard. The HOA is working with Sun on a process to weed out renters and vet those who are legitimately renting here, according to the rules. Lot #485 eviction is in process.
- Rose (214) – green “H” sticker helps to identify residents.
- Denise (102) – a school bus stops at #485 [*Note: this lot is in the eviction process*]
- Diane (718) – has been living here for 21 years and expressed thanks to the Board.
- Rich (567):
  - i) Speed monitoring device: last March (2018) we received statistics on data collected by the unit up to that point, and we indicated the need for more data (because “hits” on someone driving at 16 mph is less significant than someone traveling 25-30 mph). Sun provided the data rather than letting us extract it from the unit ourselves. There was a commitment to do some data analysis. Howard: indicated he spent several months with Phil reviewing the data, and finally went to the monitor, got the serial number, and contacted the company himself. Howard thought he’d have the data by now but continues to pursue direct access.
  - ii) Regarding low HOA membership numbers: Rich challenged attendees to remember that this is the *first* question management asks—and considers—during negotiations, arbitration, lawsuits, etc., so please encourage your neighbors to join.

**NEXT BOARD MEETING:** March 21, 2019 – 7:00 p.m.

**ADJOURNMENT:** 8:22 pm of the Annual Membership meeting (Special Meeting to follow)

## **Hamptons Homeowners, Inc. (HOA) Meeting**

*February 7, 2019 – 7:00 p.m.*

### **SPECIAL MEETING**

#### **CALL TO ORDER – 8:23 pm**

The HOA Board of Directors convened a special meeting to elect Officers. Per our by-laws, and with proper notification, the Officers elected tonight will take charge immediately following the Annual Members meeting.

#### **ROLL CALL**

All 2019 Board members were present: Mike Barry, Jim Boyles, Denny Flynn, Conrad Gallant, Gary Hubbard, Deb Jeffers, Howard Korn, Dinah Schiegner, Kelly Wagner

#### **2019 OFFICERS**

- Nominations (made by)
  - President: Mike Barry (Jim) – accepted
  - Vice President: Denny Flynn (Jim) – accepted
  - Treasurer: Jim Boyles (Deb) – accepted
  - Secretary: Kelly Wagner (Howard) – accepted
- Call to accept the ballot: PASSED

**MEETING ADJOURNED: 8:26 pm**