

DRAFT

Hamptons Homeowners, Inc. (HOA)

Board of Directors Meeting

April 18, 2019 7 PM

CALL TO ORDER: Pledge of Allegiance. Cell phones off please.

ROLL CALL: Mike Barry X, Denny Flynn X, Jim Boyles X, Kelly Wagner X, Conrad Gallant X, Gary Hubbard X, Deb Jeffers, Howard Korn (absent), and Dinah Schiegner X.

PREVIOUS MEETING NOTES: The March 21, 2019 meeting minutes were posted on the cloud drive, HOA website, and clubhouse bulletin board. Are there any corrections?

Dinah Schiegner had a correction for last month—the Welcome committee actually welcomed 8 new residents for the month of March--3 part-time and 5 full-time.

PRESIDENT’S OPENING COMMENTS: Will comment at meeting end.

TREASURER’S REPORT/BUDGET REPORT: Jim Boyles

Savings	\$12,166.07	2019 YTD Income	\$5,499.83
Checking	\$5,967.17	2019 YTD Expenses	\$4,679.88
Total Cash	\$8,133.24	Net ordinary income	\$819.95
CDs (4)	\$126,276.18	Can recycle income (YTD)	\$351.05
Total Assets	\$134,409.42		
Legal Reserve Fund		80,000.00	
Safety Reserve Fund		20,000.00	
Operating Account		\$34,409.42	

Treasurer Jim filed our tax-exempt Form 990 with the IRS on April 6, 2019.

STANDING COMMITTEE REPORTS

1. Homeowner Concerns: Denny Flynn, Howard Korn, Dinah Schiegner.

Denny Flynn reported that Phil has completed 90% of the items noted on the “drive around” from approximately 45 days ago. Discussion on a home with dying palms; Phil stated the person who he had lined-up to cut is busy on other projects. The pool is closing Monday, April 22, 2019. Phil hopes that the timeline will not be exceeded. Dinah has volunteered to work with Denny and Howard on Community Concerns.

Dinah Scheigner took on the sub-lease and rental issue held over from last year. We thought some things had been shelved; however, that was not the case. Phil is vetting all known renters, including Air BnB type rentals. She will also be investigating beautification and other issues including the community rules and regulations.

Mike Barry reported on the proliferation of signs; he announced that as per conversation with Phil B., no more signs will be allowed to be posted in the community on common areas as of May 1, 2019.

2. Membership/Communication: Mike B. To date 427 (51.4%). New for the 2019 season = 69. Thank you all for joining.

3. Communication/Website: Debbie Jeffers, David Stuart
Deb has plans to include photos with the Board of Directors' list. No one from the board had objections to that. Working on the ability to include photos on certain forms, such as classified ads. Plans to expand our pages for club content. Working on search engine optimization. Dave has also been working on the ability to speed up videos, make videos more sharp, and buffering issues. [Please see Website Report Addendum]

4. Resident Phone Directory: Mike A few 2018 directories still available. 2019 resident directory data was sent to publishers on April 2. PCI is ready to go to press with the directory after proof approval. The proof copy should be here by Monday. Mike will then add in the deletes and adds from the last two weeks of resident activity. This will be the last chance to make any updates or corrections before final printing.

5. Statutory Committee: Mike No meetings with management scheduled. The new 2019 JLT Rent Survey book for Polk County will be out on May 1, 2019. Our Polk County has the 6th most land-lease communities in all counties of the USA, trailing a few counties in California and Arizona. This report is used by HOAs and community owners for rent and amenity comparisons. HOA will receive a 20% discount on that rent survey due to Mike being a Florida FMO member.

6. Welcoming: Dinah 26 new residents welcomed in late March. New welcome booklets are in the process of being edited, updated, and will be printed shortly.

7. By-Laws: Bob Miller [No report]

8. Recycling: Bob Miller [No report]

9. Safety/Security: Howard, Conrad, and Denny [No report]

10. HOA Events: Gary H, Conrad G.

Bingo: Gary Participation going down due to summer. Current operating status is about 80 participants.

Conrad: No activities scheduled; starting to work on the HOA membership appreciation party for next year.

11. Hall of Fame: Denny F. Denny reports it was with great pleasure he presented the HOF Award to Kevin & Charlotte Dunn on April 11 for their work on HEF, prior years' work on Helping Hands, and community outreach.

12. Nominating Committee: Nothing in process.

13. Federation of Manufactured Home Owners of Florida, Inc. (FMO): Howard K. is absent; Tim Kidd went to the last meeting and the FMO attorney was the speaker. He spoke on many different subjects including short-term rentals. In Tallahassee, legislation being looked at now regarding short term rentals. Minutes from the FMO meeting are posted on the FMO section of the bulletin board. Tim remarked that horror stories abound about short term rentals in less affluent sites.

UNFINISHED/OLD BUSINESS

1. Our 2019 board of directors has not yet had a chance to reviewing our current prospectus with the intent to update and/or correct some omissions. Sub-leasing restrictions and clarifications will be a main focus. A close second will be enforcement (or lack thereof) of rules and regulations. Community manager Bernhauser indicated that an updated prospectus will not be enacted/enforced until after community expansion issues are added to that updated prospectus, most likely Fall 2019. The update will include a restriction on subleases to a minimum of 90 days. Phil's boss (Sheri Woodworth Division VP) has agreed to that as well.

2. Other Old Business – A 2d day of Bingo? Need to wait to see how many interested residents will be here over the summer. Will also have to determine the quantity of interested residents here in the Fall. This extra bingo day will also require at least one HOA Board member to attend each session.

3. Other Old Business -- Meeting with Spectrum bulk rate sales rep was held on April 9th. Your HOA will not be financially responsible or sign for a 5-year bulk rate program contract with Spectrum. Spectrum rep would like interested residents to allow her to access their current Spectrum account in order to develop a more detailed financial proposal. If you are interested, please provide your name and address to Mike or Conrad. The rep is looking for about 10 to 12 residents in order to prepare that proposal. Ultimately, our residents would need to convince Sun Communities/The Hamptons to undertake the program. So there is still more fact-finding to be done.

4. As Denny said, swimming pool repairs still on schedule to begin on April 22 and is projected to last a month.

5. Phil Bernhauser provided updates to various Hamptons projects at his community coffee meeting on April 1st and his comments are viewable on our website (www.flhamptons.com) under the "News From Sun" tab.

NEW BUSINESS

1. Your HOA assists our 20 Hamptons CERT volunteers with their annual dues to the Polk County CERT Association, Inc. A motion was made, seconded, and approved unanimously for the \$40 expense that would totally cover Hamptons CERT membership for a year.

2. Need motion to approve an expense of \$140.93 for a new residents "Welcome to The Hamptons" event. This covered some fruit and snack party platters. Going forward this event will be less formal. Denny made the motion and Gary seconded it.

BOARD COMMENTS

Denny asked a question about the JLT report that will be available on May 1; do we need to make a motion to purchase this discounted report for \$304.00? Deferred until next month.

Gary asked if we will be able to use another pool facility during our closure. Yes, our residents may use Westside Ridge (on Berkeley north of Walmart) and Kings Pointe (across from the Winter Haven airport). Denny remarked that the folks at Westside Ridge were quite welcoming and invited us to come back. They have a marvelous pergola, Tiki Bar (BYOB) and nice pool.

Conrad made a remark about Spectrum. We need about ten more signatures for accounts that the salesperson can use to work up a savings proposal.

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 reminded to submit agenda items prior to the meeting, to allow the Board time to research issues.

Resident comments:

- Mike Barry remarked that Rich Moyer could use some help delivering the Hampton Herald, as summer populations is down. Joanie Moyer stepped down from that activity.
- Richard MacNevin, (519 Bayshore) – Security in this park is going downhill. We should hire a guard; Parking on the Boulevard STILL is an issue; the Clubhouse should be locked when no one is here as things are being stolen from the kitchen; kids from the outside are coming here to fish. Kelly Wagner stated that she saw some kids fishing who were met with multiple authority figures and they were guests of a Hampton resident.
- Conrad made remarks on the CAP program and what exactly they can do and can't do. They "observe and report"; the report is given to both Phil and the Sheriff's department.
- Dinah remarked on the proposals she gave to local Sun management last year. From now on, Phil and the Sales office handle all rentals that they know about. Everyone is being vetted; the potential renter receives the rules and regulations. Phil is willing to rent from 1 day to 120 days (ala Airbnb).
- Tim Kidd remarked that the FMO is requesting legislation to make it a 6 months minimum rental.
- Fran Rabago (195 Golfview Drive) remarked that she had renters who are fully vetted. She has a leak near water and would like the water company to fix it.
- Al LaPlant (139 E. Hampton Drive)-- We have no wheelchair assistance to get in and out of the pool. Could Phil look into this? Denny Flynn remarked that this was brought up to Phil about a year and a half ago. Phil rejected the notion due to liability issues. Phil said he would be hopeful for a walk-in pool as a possibility for the new pool.

NEXT MEETING: May 16, 2019, 7pm in the clubhouse ballroom.

Adjourned at 7:50 pm