

DRAFT

Hamptons Homeowners, Inc. (HOA)

Board of Directors Meeting

May 16, 2019 – 7:00 p.m.

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

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

PREVIOUS MEETING NOTES: The April 18, 2019 meeting minutes were accepted without corrections, and were posted on the cloud drive, HOA website, and clubhouse bulletin board.

PRESIDENT’S OPENING COMMENTS: Covered later in the meeting.

TREASURER’S REPORT/BUDGET REPORT: Jim Boyles

Savings	2,166.07	2019 YTD Income	6,056.09
Checking	3,867.98	2019 YTD Expenses	7,335.33
Total Cash	6,034.05	Net ordinary income	(-1,279.24)
CDs (4)	126,276.18	YTD can recycle income	443.81
Total Assets	132,310.23		
	Legal Reserve Fund	80,000.00	
	Safety Reserve Fund	20,000.00	
	Operating Account	32,310.23	

On May 7, 2019, Jim paid \$2,373.00 premium to renew our annual liability insurance policy.

STANDING COMMITTEE REPORTS

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

- Denny – rode through the community with Phil two months ago; not all items have been addressed. Pending issues will be addressed.
- Howard – Several residents expressed concern about the pool repair progress, which Phil indicated are on track. Some smaller Sun communities have very nice amenities.

2. Membership/Communication: Mike Barry – to date, we have 427 members (51.4%), which includes 69 new members for the 2019 season. He thanked new members for joining.

3. Communication/Website: Debbie Jeffers, Dave Stuart

- Dave has successfully tested the ability to include photos on select forms, such as items for classified ads, community events, etc. that folk want posted on the website.
- Dave has also researched the ability to post clearer videos and minimize buffering to showcase engaging activities like community parades, or provide line dancing step instructions, etc.

4. Resident Phone Directory: Mike Barry – 2019 phone directories are available for pickup.

5. Statutory Committee: Mike Barry – No meetings are currently scheduled. We have received the 2019 JLT/Datacomp Polk County Land Lease Rent Survey, which is used by HOAs and community owners to view relatively up-to-date rent prices and community amenities. We paid \$319.20 for the survey, which represents a 20% discount on the \$375 purchase price, due to our FMO membership. *MOTION (Deb): Reimburse Mike \$319.20 for the survey purchase; SECONDED (Dinah); NO discussion; VOTED, PASSED unanimously.*

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- 6. Welcoming Committee:** Dinah Schiegner – welcomed one part-time and four full-time residents in April. New welcome booklets are being updated and will be printed shortly.
- 7. By-Laws:** Bob Miller – no report
- 8. Recycling:** Bob Miller – no report
- 9. Safety/Security:** Howard Korn, Conrad Gallant, Denny Flynn
 - Alligators: now entering mating season and are more dangerous due to increase aggression. Take care during evening walks and do NOT feed wildlife of ANY kind.
 - Wild hogs: more active now and considered a nuisance in Polk County.
 - Birds, other wildlife: please drive more carefully to avoid injuring the beautiful birds.
- 10. HOA Events:** Gary Hubbard/Conrad Gallant
 - Gary: Bingo now moving into the summer season, where attendance is expected to drop.
 - Conrad: no HOA activities are planned for the remainder of this year; the next HOA Appreciation Party will be held March 13, 2020
- 11. Hall of Fame:** Denny Flynn – no report until later this year
- 12. Nominating Committee:** Rich Moyer, Conrad Gallant, Kelly Wagner – no report
- 13. Federation of Manufactured Home Owners of Florida, Inc. (FMO):** Howard Korn, Tim Kidd
 - Next District meeting – November 2019 - TBA (website: www.fmo.org)

UNFINISHED OLD BUSINESS

1. The 2019 Board Directors will meet to review the current prospectus with the intent to update and/or correct some omissions.
2. Second day of Bingo has not yet been: no decision has been reached. Given the declining attendance for regular Bingo during the summer, this may be tabled until the Fall.
3. HOA research regarding a potential bulk-rate from Spectrum continues. The HOA will not directly contract with Spectrum but is considering the issue as another HOA benefit to our members and residents. Ultimately, residents—along with HOA assistance—would need to convince Sun Communities, Inc./The Hamptons to undertake the program. Additional information will be communicated this Fall when more residents are onsite.
4. Pool repairs: Denny was very impressed with the repair techniques used and they remain on track for May 22 completion.
5. Expansion: we are awaiting review of development plans by city and county planning boards; that review was pushed back to early June.

NEW BUSINESS

1. 485 Bayview: was in the court system and Sun now has possession of the home.

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

2. Resident comments

- Rich Moyer: AirBnb issue – Phil submitted an article in Herald asking residents who intend to rent out homes to obtain the new renter's packet. Phil also promised to send mail via U.S. Postal System to all homes previously rented. This needs to happen because it is doubtful that snow birders will read about it in the Hampton Herald newsletter.
- Dinah Schiegner: wasn't aware of information about the renter's packet being communicated in the Herald. The packet restricts individuals under the age of 18 but this still leaves a wide gap. Phil indicated all rentals will now be processed through the sales office, but more clarification is needed. She agrees that we need to further pursue this while we have time before the Fall season.

NEXT BOARD MEETING: October 17, 2019 – 7:00 p.m.

ADJOURNMENT: 8:10 pm