

Hamptons Homeowners, Inc.
Annual General Membership Meeting
13 February 2020
7:00 PM The Hamptons Clubhouse

Call to order. Pledge of Allegiance.

This meeting is our Annual Members Only meeting, not a Board Meeting. Board Directors attendance: Mike B, Denny F, Jim B, Deb J, Gary H , Conrad G, Kelly W, Howard K. and Dinah S. Denny Flynn and Gary Hubbard not present.

The agenda is driven by the membership. However, no suggestions from directors or members were communicated for inclusion in pre-meeting agenda. The floor will be opened for discussion on any new agenda items from members after the board presents their committee reports and after old and new business discussions.

Please be aware that any agenda items needing a vote of HOA members will be subject to a quorum of members being present. Our Bylaws require a quorum of 30% of the membership lots to be present or by proxy for members to vote on any member motions.

Membership tally report from the check-in area:

Current number of member lots is: 389 on 2/13/2020 at 7:00 PM.

Number of member lots present (including 17 proxies) is: 82

Percentage of member lots present 10%. 115 needed for quorum.

Is a 30% Quorum Present? No.

Minutes of previous Meeting(s)

Do the members have any additions or corrections to the Minutes of the Annual General Membership Meeting of February 7, 2019 as posted on the HOA Bulletin Board or HOA Cloud Server? No corrections noted.

The Minutes are accepted.

President's Report:

The state of the Hamptons Home Owners Association is good. Financial standing is good. Association membership could and should be better.

Lack of membership is a continual focus of the Board. We welcome suggestions from our membership as to how to improve it.

The current Board Directors have been very active and our HOA members have stepped up to help if and when needed. Communications with Sun Communities Divisional and Regional are good and comparatively quite often when compared with communications with former community owner Florida Parks management.

We are talking with Sun local management often. However, please note that there have been differences of opinion as to interpretation of issues and focus by local community management and your HOA. Continual enforcement of Community Rules and Regulations/Prospectus as per our interpretation is yet to be fully observed. There is always room for improvement.

2020 committee assignments will be determined shortly with the new Board and that Board will also be tasked with reviewing and potentially restructuring committees for 2020.

Standing Committee Reports:

Treasurer's Report: Jim Boyles

As of 02/06/2020 (Final numbers for 2019)

Savings: \$4,975.47 Checking: \$6,509.22 Total cash: \$11,484.69

CD'S (4) Total Value: \$126,276.18

Total Assets for 2020: \$137,760.87

Income for 2020 YTD \$1,839.79

Expenses for 2020 YTD \$1,420.14

Net ordinary income: \$419.65

Can recycling income: \$64.79

Reserve Accounts: Legal \$80,000; Safety \$20,000; Operating \$37,760.87 (\$38,760.00 for 2019)

Audit report - January 14, 2020: Completed by Jim Schmalbach and Jimmy Bontrager. Thanks to them for conducting the audit. A copy has been posted on the HOA Bulletin Board in the clubhouse.

The 2019 Corporate report was filed with the State of Florida on January 14, 2020. The Federal 990 Tax-exempt report was also filed with the IRS on January 14, 2020. Both reports were accepted as filed.

The Bingo audit paperwork is ready; audit needs to be scheduled.

Homeowner Concerns: Denny F., Howard K., Dinah S.

Dinah: The beautification of the park is good. Signs are not allowed on the Boulevard. When the committee members drive around their focus is on a lack of house power washing and gutter cleaning. The Neighbor Helping Neighbor list of businesses has people who that work.

Another recent issue is vehicle parking when and where they are not allowed to do so...for example...cars parked on the street overnight. Cars are also not allowed to be parked on lawns. Golf carts are to be driven by a licensed drivers only.

Howard: If residents suspect that there are people living here in potential violation of prospectus rules and regulations, do not confront anyone, but instead report your observations to the community office. Also, if you are walking your dog or walking by yourself after dark, please consider your visibility. You can get reflectors at Walmart.

Membership: Mike B. Yearly HOA memberships in recent years have been decreasing. As of 9 February 2020 we have 389 (46.1%). Of these 389 memberships, 60 were not members in the 2019 season. 101 of the 2019 memberships were not renewed for the 2020 season.

Your HOA does communicate issues to local, regional, and district management, but your HOA is only as relevant as we are membership strong. If you have issues, you need to have your fellow residents join you in making your HOA stronger. Membership numbers / voices matter.

Members may list two email addresses on the membership form.

Communications: Mike B. Please note there are 30 plus house owners who have out-of-date postal address forwarding changes. Post Office forwarding changes are good for only 5 months. If you are away from The Hamptons for more than 5 months, you must affect a Change Of Address document to remain current. Changes can be made online with the postal service.

There are still bad email addresses in the HOA Master Database that is also used by local Hamptons management to communicate with our residents.

Website: Deb J. and/or Dave Stuart. Residents are requested to monitor www.flhamptons.com as this website is being updated with notices and information as quickly and often as possible. Board meeting

minutes in pdf format are in the archives section. Deb will be renewing the domain name on March 9th. There will be two parts: the host and the tools. Thanks to Dave and to Bob Miller, there are two helpers for the electronic bulletin board

Resident Phone Directory: Mike B. PCI (our directory publishers) are scheduled for printing in early April. Please communicate to your non-HOA member neighbors that if they want an updated phone number in the 2020 directory and have not already joined, to please turn in their membership forms ASAP.

Statutory: The committee will consist of the 2020 officers and a fifth At-Large member from the Directors or membership rolls.

Welcoming: Dinah S. If there are new residents here tonight that I have not personally greeted, please come up and see me after the meeting. In January, we welcomed 8 new homeowners; 6 full-time. The new Hamptons Welcome Booklet has been updated. The content is also on the website. We will be working on a list of contacts that we will insert via sheet of paper.

By-Laws: Bob Miller: Most of the changes to the HOA by-laws come from legislative changes. Bill 818, 998, and House Bill 1449. Most of the content of these bills will not affect the by-laws. If you have not done so already, you should check out the FMO.org website. Bob and his committee will be monitoring the State Legislature for changes in FS 723 for 2020 and will be reported as they become available.

Recycling: Bob Miller is leading the Recycle committee. The aluminum cans recycle shed is behind and at the side of the Hampton Grille. Residents volunteer in the winter and the summer. Bob's contact information is on the window of the shed if you would like to volunteer. Your HOA Board thanks all the recycling volunteers for their work.

Safety / Security: Howard K.

Residents of the Hamptons feel that they would like to get more information about what happens here at the Hamptons and surrounding areas. The Ring application has reports from the Polk Sheriff's office. Additionally, the Community Resource Officers will supply Howard with reports suitable to post on the bulletin board. There are many other locations to check for information as well.

15 MPH is the speed limit here in the Hamptons; that does not mean we are free to go 25 MPH.

HOA Events/Activities/Bingo: Gary H/Conrad G/Denny F.

Bingo Current status good. The activity is doing quite well.

Association Appreciation Party Conrad Appreciation party coming up March 13th Prices are \$5.00 per member; \$10 non-member. Tickets go on sale Monday. HOA Board members will have tickets.

Soup-R-Bowl Challenge Dinah It is almost time for soup! The soup challenge sign-up begins Monday. The tickets go on sale Monday. What is it? You are going to make stew or soup or broth or bisque. Make three gallons or more. Packets are available with the rules and regulations. The judges will be the Board of Directors. The prize is the golden ladle and bragging rights. Also your winning soup will be served in the Grille for two weeks. Bob will be trying to recreate the recipe. "It's not just soup. It's an experience."

Nomination Committee: Our bylaws require that we communicate at this meeting who the 2020 nominating committee leader will be. Looking for a volunteer. No one has agreed to head that committee. We will need a couple of other residents to help.

Hall of Fame: Denny F. has been collecting nominations.

FMO: Howard K. The www.fmo.org website displays a lot of important information for residents of land-lease communities such as The Hamptons. Potential changes in Florida Statutes 723 are revealed. FMO today has just under 3,000 members and needs more members. You can register online for FMO membership.

Unfinished Business from 2019 Annual Meeting:

1. A second bingo session was discussed during the season, but will not be sponsored. Lack of staffing and attendees issues.
2. A potential expansion project for additional house lots was canceled by Sun Communities, Inc. in mid-2019.
3. Residents at 485 with an under-age resident evicted over the Summer.
4. Quantity/percentage of residents younger than 55 years has yet to be fully communicated to us. The community census for 2020 by the community office still in process. At the end of April 2020, the office will be calling the resident owners to verify information.
5. Community office has told us that vetting of fulltime, part time, and sub-lessors (short term renters) is being performed. We do not have access to all of their records.

New Business:

1. In January, 4 of our 2020 directors attended a meeting of about 10 or 11 fellow Sun owned communities in Polk County. Various topics concerning Sun and HOAs took place. The guest speaker was lawyer Dan Perry who happened to be representing Lake Juliana Landings in their legal action against Sun concerning rents and a couple of smaller issues. Their yearly rent determination is a bit different than ours.

Note that Mr. Perry is also representing Schalamar Creek in their legal actions concerning the ad valorem pass on taxes. Schalamar Creek home owners pay almost twice what we pay. Their pass-thru taxes are almost \$850 per year.

Other Sun communities at the meeting indicated that they do not have short term lease issues such as Airbnb and so on. The thought is that those communities are much smaller than The Hamptons. They do not have gate guards and the physical gates are less than optimal. They all have rules enforcement issues with management however.

2. HOA President Mike thanked all the directors for their efforts and especially for their work not seen behind the scenes. They have put in lots and lots of volunteer hours working for you – our fellow residents. Their collective goal was, and is, to ensure that our community is a safe, friendly, active, and attractive place to live. They have succeeded. We all owe Deb and Kelly a round of appreciation applause as they step down for HOA Board work they have done with and for our residents .

Jim Boyles administered the Oath Of Office as per 723/FMO/Hamptons HOA rules and regulations to our newly elected directors. Mike Barry, Denny Flynn (will have to catch up on him later), Howard Korn, Rich Moyer, and Craig Hoffman (284).

Swearing in: [completed]

Jim Boyles, Gary Hubbard, Conrad Gallant and Dinah Schiegner are returning as directors for 2020.

As per an FMO legal suggestion, the new board will be meeting shortly in a closed session to determine board officers and committee assignments.

Resident Comments:

Administrative comment: Florida has very strict rules regarding the audio recording of people without their permission. All residents should be aware that the HOA records their meetings. We do this to ensure the accuracy of the published minutes. Therefore, residents who choose to make a comment at this time are granting us tacit permission to record their comments. In order to facilitate the recording of residents comments, you are asked to use the microphone provided at front of the clubhouse.

1. Deb Jeffers: She wants to thank Dave Stuart again. He has been a joy and delight to work with. Dave has been invaluable. It is so wonderful to celebrate someone who is not running away from activities.

2. CERT is requesting more defibrillators for our community.

3. Lex Turnbull #764: Years ago when we first came in we had stickers on our cars. The big H stickers are no longer being distributed by the office. Mike will investigate.

4. Diane Miller #459: The gate in the front is open from 6 am to 7pm. She asked why don't we open it later and close it sooner. Community management is comfortable with current hours of operation. Also, the Grille is considered a public business operation and is open for non-resident business.

5. Peter van der Voort #247 Golfview: All the reports on the notice boards, are they available on the website? Answer: The treasurer's report is in the meeting minutes and is posted on the website. The website has photos, menus, etc. The FMO has their own website FMO.org

6. George Bradley #423: Security comment—robbery occurred. Comments about workers. No identification. Is this a safe community?

Polk County Sheriff's Department considers The Hamptons to be a safe community.

7. Rich Moyer #567: To address the issue of who is in the park, the cameras at the gate have been replaced with better cameras with higher resolution.

Adjournment of Annual Members meeting at: 8:15 pm