

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

**Board of Directors Meeting**

*January 2, 2020 7 PM*

**CALL TO ORDER:** Pledge of Allegiance. Quick sound check. Cell phones off please.

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

Welcome to all attendees tonight. Any first-time attendees? Several way in the back.

**PREVIOUS MEETING NOTES:** The November 21, 2019 meeting minutes were posted on the cloud drive, HOA website, and clubhouse bulletin board. Are there any corrections? Hearing none, they are accepted as-is.

**PRESIDENT'S OPENING COMMENTS:** Deb Jeffers will be stepping down as a director as of the February meeting; we all thank her for her great work for the HOA – including - but not limited to work on the HOA/Hamptons website and Homeowners Welcome Guide.

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

Savings	\$4034.80	2019 YTD Income	\$13,200.86
Checking	\$6,419.95	2019 YTD Expenses	\$10,059.4
<b>Total Cash</b>	\$10,454.75	<b>Net ordinary income</b>	\$3,141.46
CDs (4)	\$126,276.18	Can recycle income (YTD)	\$763.85
<b>Total Assets</b>	\$136,730.93		
	Legal Reserve Fund	80,000.00	
	Safety Reserve Fund	20,000.00	
	Operating Account	\$36,730.93	

**STANDING COMMITTEE REPORTS**

- 1. Homeowner Concerns:** Denny, Howard, Dinah – Denny spoke to concerns on inappropriate/unvetted people residing here. One of those situations has been resolved. Dinah – we try to drive through the park to observe what can be seen. Dinah and Denny are accessible and will discuss any concern you have.
- 2. Membership/Communication:** Mike B. 2020 Membership forms mailed out in early October. Membership to date 313 (about 38%). 41 of those 313 were not members in 2019. Thank you all for joining. Data reviewed since 2004 makes the point that there are 70 plus homes that have never joined the HOA.
- 3. Communication/Website:** Debbie Jeffers/Dave Stuart Deb Jeffers – no report. Dave Stuart has agreed to help with the Electronic signboard.

**4. Resident Phone Directory:** Mike 2019 directories available if you need one. There are additional directories available if needed.

**5. Statutory Committee:** Mike Nothing to report.

**6. Welcoming:** Dinah – 2019 was a busy year. She greeted 94 new home owners. She tries to meet each homeowner individually. The Snowbird/Full-time ratio for those welcomed was 30/70. If you are a new resident who has not been greeted by Dinah, please stop by; she has a packet of information for you.

**7. By-Laws:** Bob Miller - No proposed changes to the HOA by-laws. This usually occurs after legislation changes. Potential changes from the legislature: The FMO and the FMHA have each sent bills to the State Legislature for potential consideration and compromise before being signed into State law.

**8. Recycling:** Bob Miller - Can recycling had a pretty good year. We could always use additional volunteers for can-crushing. The big trash cans out by the pool are for cans only. Found a possum in the can last week.

**9. Safety/Security:** Howard, Conrad, and Denny: Howard K – two quick issues. One of the issues is a continuation of erratic driving on the part of delivery folks. Some people complained that delivery trucks have run over their lawns. Phil has contacted supervisory people for the various delivery services. Howard showed some supervisors an example of one of the lawns disfigured here. Previous complaints HAVE resulted in reparations. The other issue has to do with the hogs. The hogs have not gone away. Do not, under any circumstances, put items out to attract the hogs. Phil has hog catchers on-call.

**10. HOA Events:** Gary, Conrad, Denny: Conrad - HOA Appreciation Party coming up on March 13<sup>th</sup>. Bingo: Gary – Bingo is going well. Attendees should plan to arrive Tuesday nights by 6:15 pm. Soup challenge details are in the works. It has been re-scheduled to March 22, 2020 from 2 pm to 4 pm. Groups or individuals are welcome to enter. Cooks, please arrive at 1:15 pm. Tasting begins at 2 pm.

**11. Hall of Fame:** Denny - Nominations open now. He explained the award to any newcomers who might be in attendance. You, the people, nominate anyone to a member of the board. The award will be decided at the end of February. Nominees must have been in residence for five plus years. Denny is always available to receive nominations or you can place a nomination into the HOA mail box on the right side stage closet door.

**12. Nominating Committee:** Rich Moyer (Nominating Committee Chairperson) Nominations open now. Director terms expiring in Feb 2020 are Mike B., Denny F., Kelly W., and Howard K. Kelly has indicated that she will not be running for re-election and the others have indicated they will run for re-election. Mike asked, "Mr. Moyer, do you have any nominations to report?" As Rich indicates he would like to run, Stan Szarnych nominated Rich Moyer; Rich has Joanie's permission! Mike Barry would like to nominate Craig Hoffman from 284 Bayshore Drive; Craig has accepted the nomination. Each current member and nominee gave a brief introduction to themselves and the work that they have done/are doing. Since the nominations are closed, Mike has asked the Secretary to cast a single ballot for those 5 nominees. Kelly Wagner cast the ballot and the "election" is complete for 2020.

**13. Federation of Manufactured Home Owners of Florida, Inc. (FMO):** Howard K. or Tim K. Howard – FMO activities are building; they have introduced legislation to Tallahassee. The owner's of parks have countered with three additional bills for the legislature to consider. The bills are very anti-homeowner. The bills, while quite lengthy, do contain provisions that might impact the 80 parks in Florida. Polk County has more land-lease communities than any other county in Florida. We are in the top ten for the entire country, including California and Arizona.

## **UNFINISHED/OLD BUSINESS**

1. Welcome book quote from Custom Trade Printing received. 100 copies for \$485. Waiting for quote from previous printer (Poor Richards). They were less 2 years ago.
2. Deb, could you post the new document on the website? She will do so.

## **NEW BUSINESS**

1.HOA Logo Design Contest. This logo will be used on directory cover, bingo documents as applicable, HOA documents, etc. Motion for a prize of \$100 was made by Dinah and seconded by Howard. The closing date will be at the same time as the announcement for the Hall of Fame.

2.Document prep for annual meeting. Mike will be putting the copies he is preparing into envelopes and let the board know when that will happen. Newly elected directors will be sworn in at the end of that meeting on February 13<sup>th</sup>.

## **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.

### **Resident comments:**

**1. Fred Warner** 6 E. Hampton – situation with people coming through the gates at all hours. Resident at 5 E. Hampton had their golf cart stolen. People are piggybacking on the vehicle ahead of them coming in. Mike asked if everyone is satisfied that the people at 33 are gone. No negative comments heard.

**2. Jackie Anderson** 617 Tulip Circle – her daughter works at Disney and is coming in at 2 or 4 am in the morning and sees people riding around in golf carts without headlights. People walking dogs at night should have lights with them so that everyone can see them.

**3. Bob Miller** asked Howard about the FMO legislation

**4. Dinah Schiegner** 334 Waldorf Drive - a Hampton Herald newsletter situation just came up. Glenn S. paid a fee to the office to place an ad in the January Herald. Delivery of that full page add and the articles on the reverse side of that single page insert was omitted accidentally; the Hamptons office rectified that omission with a single page door-to-door Herald re-delivery. Dinah was somewhat embarrassed that anyone might think that Glenn was door-to-door soliciting work. This was not the case.

**5. Stan Szarnych** 524 Astor Way- his wife was knocked down by someone opening the men's room door in the clubhouse. He asked if anything that can be done to avoid this in the future. Management has placed a big warning sign on the inside of the door.

**6. Deb Jeffers** 608 Tulip Circle W - mentioned that there is much more room inside the lavatory than outside in the hallway.

**NEXT MEETING:** Will be the Annual Members Only Meeting on February 13, 2020, 7pm in the clubhouse ballroom.

Meeting adjourned at 8 PM.