

Hamptons Homeowners, Inc. (HOA)
Board of Directors Meeting
November 21, 2019 7 PM

CALL TO ORDER: Pledge of Allegiance. Cell phones off please. Mike noted large attendance. Housekeeping items included heating/ac, more chairs, and microphone check.

ROLL CALL (not taken): Present: Mike Barry, Jim Boyles, Kelly Wagner, Conrad Gallant, and Dinah Schiegner. Absent due to illness: Howard Korn, Deb Jeffers, and Gary Hubbard. Absent for work: Dennis Flynn

Welcome to all attendees tonight. Any first-time attendees? Yes. Thank you for coming.

PREVIOUS MEETING NOTES: The October 16, 2019 meeting minutes were passed out Tuesday night, posted on the cloud drive, will be posted on the HOA website shortly until after Deb gets over her cold, and are posted on the clubhouse bulletin board. Are there any corrections? None noted.

PRESIDENT’S OPENING COMMENTS: Remarks will be held until later in the meeting.

TREASURER’S REPORT/BUDGET REPORT: Jim Boyles

Savings	\$4,034.80	2019 YTD Income	\$11,321.46
Checking	\$4,746.89	2019 YTD Expenses	\$9,853.06
Total Cash	\$8,781.69	Net ordinary income	\$1,468.40
CDs (4)	\$126,276.18	Can recycle income (YTD)	\$729.45
Total Assets	\$135,057.87		
Legal Reserve Fund		80,000.00	
Safety Reserve Fund		20,000.00	
Operating Account		\$35,057.87	

STANDING COMMITTEE REPORTS

1. Homeowner Concerns: Denny Flynn, Howard Korn, Dinah Schiegner
Everything is good. Have been addressing issues with Phil. Persistence is required to get an issue totally resolved. Nothing super urgent at this time.

2. Membership/Communication: Mike B. 2020 Membership forms were mailed 2 weeks ago. Membership last time was at 164 (about 20%). Thank you all for joining. We got about 40 more tonight. We are now at about 200. It is about half of what we had last year. It sure would be nice to get more. It is essential we get them all in as we need to update the email addresses. Corporate uses the HOA database to send out essential messages. Regina in the Sales Office received about 80 bounce backs from emails she sent out for Corporate Sun. Thanks to Jim Schalbach for all of his work on the database.

3. Communication/Website: Debbie Jeffers/Dave Stewart Deb has been filling in any requests on the HOA website.

4. Resident Phone Directory: Mike 2019 directories available if you need one. Some here at the front. 2020 will not go to press until after February for updated emails, phone numbers, and committee changes.

5. Statutory Committee: Mike The HOA Statutory Committee met with Sun Management on October 24th. Summary:

- A. Regional VP, Dawn Roller, distributed 2020 pass-on tax calculations and rent comparisons.
- B. Discussion of enforcement of prospectus rules and regulations. Legal constraints hamper expediency of certain enforcement issues. In short, there are legal problems that cannot be rapidly resolved. Sun's hands are tied when it comes to legal enforcement of certain issues and they must wait for the Sheriff's department.
- C. Each of Sun's communities operates autonomously and has considerable leeway in its local management style and interpretation of its specific prospectus.
- D. Lot rents were discussed. Our life-time leases expire when a home owner or estate, terminates ownership of a house. Rent for that lot does not automatically pass on to the subsequent home owner. Market rents are reviewed yearly and set. When a particular lot changes ownership multiple times in a year, Sun has the right to increase the rent to that subsequent buyer.
- E. Sun Divisional and Regional management recognizes that there may be some residents who are at or near the top end of what they can afford to pay for lot leases. Corporate Sun does not foresee any rent caps on the horizon. Houses are still selling. 80 homes were sold in 2018; they are on track to sell 85 for 2019. 60 houses are still on Prospectus 1 here.

Your HOA has helped save 1% on Prospectus 2 rent increases (4% instead of 5%) for the last 5 years by leaning on and working with Sun. The Prospectus that everyone signed when they moved here contains language that Sun could increase the rents 5%. Note, however, some folks moving here feel the rent is relatively inexpensive when compared with rents from where they came.

6. Welcoming: Dinah Welcomed 12 new families, 7 of which are full-time; 5 of which are part-time. Dinah tries to get to each new family within 2 weeks of moving here. Please notify Dinah if you were not welcomed and she will do so.

7. By-Laws: Bob Miller is not here. The FMO is working on changes to the by-laws to send up to Tallahassee. Sun and other companies will also be working on changes.

8. Recycling: Bob Miller Bob says thank you for the help with the cans. If you would like to volunteer, call Bob.

9. Safety/Security: Howard, Conrad, and Denny. Speeding discussion. 15 mph is for everyone including golf carts. If you are crossing the highway out front, do not go out and have two cars out there. Stay to the right so that someone turning in can also see.

10. HOA Events: Gary H, Conrad G, Denny Bingo: Gary Soup challenge? Conrad mentioned the appreciation party on March 13th and may include entertainment. March 22nd is the soup cook-off. They have been working on locking down the rules for the cook-off. It is open to more than just the organizations in the Hamptons; all individuals are welcome to participate.

11. Hall of Fame: Denny F. Nominations open now. Feel free to dig into the recesses of your brain and remember the fine folks who continually volunteer their time. Put your nomination, with reasons on why you are nominating them, in the HOA mailbox in the clubhouse.

12. Nominating Committee: 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. If you would like to nominate someone for the HOA board, put their name in the HOA mailbox by the first meeting in January which is 1/2/2020. Nominations will be closed then. The election, if needed, will be on the 16th.

13. FMO Howard, Tim Kidd Tim has a few things. Had a meeting last Thursday and the guest speaker was an attorney from Lake Wales and discussed elder law. Make sure your wills are up-to-date and appropriate to the state in which you live. The FMO, for those of you who are new, we represent you in Tallahassee. We have many, many pieces of paper that are available. The FMO also offers training which is required for every HOA board member. The next session is March 9th with registration closing February 22nd. The Secretary of the board must keep a record of the training on file. We are continuously fighting various tax regulations that are being considered. You should register to vote in Florida. Your vote counts. FMO magazine that comes out to members indicates that they are trying to attract members also.

UNFINISHED/OLD BUSINESS

1. Our 2019 and/or 2020 board directors will be meeting soon to re-visit our initial suggestions/requests regarding prospectus updates. Sun management has indicated a willingness to make changes in the current prospectus.
2. A Spectrum representative will be hosting a meeting regarding her proposal for a 5 year bulk rate contract for internet and TV after the Board Meeting adjourns.
3. Your HOA will not be contracting with Spectrum.

NEW BUSINESS

1. No new business

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:

Paul – mentioned the difficulties and the safety issues involved with entering and exiting the Hamptons. There has not been a highway study completed on the traffic out at that intersection in quite a few years, if ever. There are some complications to doing so but there is a definite need. Mike said that we will pursue it.

Toni Payne – Issues with unvetted residents for two plus months in a house next to hers. They move cars around, turn on lights, work on their cars in their driveway at night. Her bedroom is right behind them and she has to put up with foul language and other issues. They wash their clothes in their driveway. They let their dogs defecate on her property. She feels very unsafe. She knows this is on Phil's list of issues. It is taking too long to evict these people. Continuing discussion on the people who are in violation of the lease that currently live at 33 E Hampton. Unfortunately, it is not illegal to do laundry in your driveway. Legally, Phil cannot contact these people since an eviction process is underway. Phil is waiting on a judge's signature. Then the Sheriff's Dept. has 10 days to file the paperwork. Call the sheriff's department every night if necessary if noise continues.

Meeting adjourned at 7:35 pm. We need 5 to 10 minutes to setup for Eva who is from Spectrum.

NEXT MEETING: January 2, 2020, 7pm in the clubhouse ballroom.