

Hamptons Homeowners, Inc. (HOA)

Board of Directors Meeting

March 21, 2019 – 7:00 p.m.

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

Dinah Schiegner sworn in as a 2019 season director.

ROLL CALL: Mike Barry__x_ Jim Boyles_x__ Denny Flynn___ Conrad Gallant___x Gary Hubbard__x_ Deb Jeffers__x_ Howard Korn___ Dinah Schiegner__x__ Kelly Wagner__x

Welcome to all attendees. Identified first-time attendees and those residents here over 20 years and then over 30 years.

PREVIOUS MEETING NOTES: The January 3 meeting minutes were posted on the cloud drive, HOA website, and clubhouse bulletin board. No corrections were identified.

PRESIDENT’S OPENING COMMENTS: Reserved for New Business

TREASURER’S REPORT/BUDGET REPORT: Jim Boyles

Savings	\$1,385.29	2019 YTD Income	\$4,370.49
Checking	\$5,993.38	2019 YTD Expenses	\$4,305.11
Total Cash	\$7,378.67	Net ordinary income	\$65.38
CDs (4)	\$126,276.18	Can recycle income (YTD)	\$301.49
Total Assets	\$133,654.85		
	Legal Reserve Fund		80,000.00
	Safety Reserve Fund		20,000.00
	Operating Account		\$33,654.85
Savings	758.34	2018 YTD Income	14,834.88
Checking	5,928.00	2018 YTD Expenses	12,240.68
Total Cash	6,686.34	Net ordinary income	2,594.20
CDs (4)	126,276.10	YTD can recycle income	1,218.39
Total Assets	132,962.44		

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Treasurer Jim filed the annual State of Florida Corporate report on February 12, 2019 and it was accepted as filed. HOA Appreciation Party received income of \$1,150 and had expenses of \$2,381.55 for a net expense of \$1,231.55. The ventriloquist show had income of \$800 and an expense of \$450 for a net income of \$350.

STANDING COMMITTEE REPORTS

1. **Homeowner Concerns:** Howard Korn, Denny Flynn, Dinah Schiegner
 - Denny – Things are relatively quiet. Trip around the community illustrated houses not kept to standards. Trips with Phil will continue.
 - Howard – Nothing else to add
 - Dinah – Nothing else to add
2. **Membership/Communication:** Mike Barry, Jim Boyles, Deb Jeffers – Nothing new to add. Current membership: To date 421 (51%).
3. **Communication/Website:** Debbie Jeffers, Dave Stuart
 - There are two expenses associated with the website maintenance: domain name renewals and website administration tools. Debbie requested reimbursement of \$144.62 for the domain renewals (.com, .info, .net, and .org). Go Daddy is the host.
 - Dave Stuart assisting Deb with the website. Deb excited to explore ecommerce possibilities.
4. **Resident Phone Directory:** Mike Barry – 2018 directory still available. 2019 directory heading to the printer on Tuesday. Gary brought up the idea of adding an asterisk to the names of members of the HOA.
5. **Statutory Committee:** No new meetings scheduled.
6. **Welcoming Committee:** Dinah Schiegner - New welcome booklets need to be updated and printed. Dinah welcomed 16 new homeowners this year. March 23rd will be another Welcome meeting. Neighbors Helping Neighbors participants met on the 19th and discussed improvement on the successful program. Unanimous vote by board to approve \$400 for new welcome booklets.
7. **By-Laws:** Bob Miller, Howard Korn, Kelly Wagner – No new impact to by-laws communicated. FMO and FMHO bills originally proposed for action by the 2019 Florida State Legislature were withdrawn from consideration in this current legislative session. Further committee clarification work by both the FMO and FMHO is needed.
8. **Recycling:** Bob Miller, Gary Hubbard – Recycling continuing. Current volunteers thanked for their work and additional volunteers needed.
9. **Safety/Security:** Howard Korn, Conrad Gallant, Denny Flynn – Nothing new to add by Howard.

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10. HOA Events: Gary Hubbard, Conrad Gallant

- Conrad: Ventriloquist – successful event attended by 115 people; will try to run a couple of events through the HOA as the season goes on. Keep your eyes open for more events.
- Gary: Bingo current operating status is going great. 100 participants a week.

11. Hall of Fame: Denny Flynn – Individual selected is still out of town.

12. Federation of Manufactured Home Owners of Florida, Inc. (FMO): Howard Korn

- Mike covered FMO news as communicated above.
- Tim Kidd – last FMO meeting attended by Sheriff Grady Judd.

13. Nominating Committee: Rich Moyer, Conrad Gallant, Kelly Wagner

- Nothing in process at this time.

OLD BUSINESS

1. Prospectus - will be reviewed/changed for rental terms, etc. Sub-leasing restrictions and clarifications will be a main focus. A close second will be enforcement of rules and regulations.
2. Expansion – still in review by city and county.
3. Additional Bingo session proposed for Friday afternoons – 35 to 40 residents would be interested but about half of those people are snowbirds. Must be administered by an HOA member to keep track of the funds and sufficient attendance levels would need to be maintained. Issue still under review.
4. Additional board members attended official training held by the FMO.

NEW BUSINESS

5. Spectrum contract – remarks about the details by Conrad. 100% of homes must be paid for, regardless of participation. There are many issues remaining to be ironed out. Savings seem to be possible but it is still early days. Mike remarked that the board held a discussion on this topic. The board expressed concern over the logistics of this proposal. Jim expressed that our HOA type is not a proprietary HOA. We are not set up to send bills and collect money. Deb remarked that Spectrum would be billing for 100% of homes regardless if they have service or not. Phil (Sun) is the only entity who could really administer a program of this type.
6. Deb made a motion to get reimbursed for money already spent to renew the domain name. Motion approved by unanimous director vote.

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7. 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

- Kayla Schmalbach, 170 Golfview Dr. Spectrum/Brighthouse conversion remarks about billing and internet switch from several years ago. If Spectrum can make money on you, Spectrum will. Brighthouse offers different stations than Spectrum does.
- Mike Barry asked for a show of hands of current Spectrum customers.
- Conrad Gallant remarked about his experiences with the original Spectrum/Brighthouse conversion.
- Unidentified resident: Discussion on line rental. HOA should investigate Earthlink for Internet service.
- Rich Moyer, 567 Southampton Blvd.: Reminder about the Hampton channel. Phil Bernhauser working on the issue.
- Gary Monroe, 446 Goldenrod Cir.: Are the .net, .org, .info address domains being utilized for anything? Answer is that we can control the usage of names similar to our current www.flhamptons.com address when we own those addresses. Lawnmowing every day of the week throughout the entire community is not conducive to relaxation. Can we pursue vendors mowing one section at a time? Prospectus indicates that commercial lawn maintenance is not allowed unless special approval is obtained from community manager in times of seriously inclement weather issues that are in play.
- Andy, 34 Fairway: Humorous comments in agreement with Gary (above).

NEXT BOARD MEETING: April 18, 2019 – 7:00 p.m.

ADJOURNMENT: 7:59 pm