

**Hamptons Homeowners, Inc. (HOA)
Draft Minutes of Board of Directors Meeting
November 19, 2020 7 PM**

CALL TO ORDER: Cell phones off. Airplane mode requested since we are doing a live feed tonight and the internet bandwidth is limited in clubhouse.

PRESIDENT’S OPENING COMMENTS: It is nice to finally see fellow residents at an HOA Board Meeting after not being able to do so since February. The FMO (Federation of Manufactured Home Owners of Florida helped out with bylaw suggestions regarding meetings of the Board only under emergency powers authorizations. On October 1, 2020, the Board adopted said emergency powers bylaws.

Polk County Health Department has reported only 3 cases of Covid-19 in The Hamptons to this date. Our residents have done well adhering to Covid-19 guidelines. Other Sun Communities have not done as well regarding Covid-19 issues.

Craig Hoffman, Dinah Scheigner, Conrad Gallant, and Howard Korn have resigned from the Board of Directors. We thank them for their service to our community. We also have to thank some of the non-Board residents for stepping up to help in some of the HOA committees.

The current Directors have decided to not fill those open positions at this time, but rather will let the election of new directors process fill those spots beginning with the Meet The Candidates night at the January 7, 2021 Board meeting, the election of directors (if needed) on January 21, and swearing-in at the Annual Members Meeting on February 11th.

ROLL CALL: Rich Moyer, Denny Flynn, Jim Boyles, Mike Barry, Gary Hubbard **All present.**

Approval of PREVIOUS MEETING NOTES: October 1, 2020. Draft minutes sent to directors. Two changes to that document. References to new stop signs installation on Southampton Boulevard are now deleted and a request for speed sign data from the management office will be requested instead of was requested. Motion to approve by Denny F. Seconded by Jim B. Motion passed unanimously.

TREASURER’S REPORT/BUDGET REPORT: Jim Boyles

Savings	\$6,522.68	2020 YTD Income	\$10,049.11
Checking	\$4,803.01	2020 YTD Expenses	\$8,957.55
Total Cash	\$11,325.69	Net ordinary income	1,091.56
CDs (4)	\$127,526.74	Can recycle income (YTD)	\$449.88

Total Assets	\$138,852.43	
Legal Reserve Fund		\$80,000.00
Safety Reserve Fund		\$20,000.00
Operating Account		\$38,852.43

STANDING COMMITTEE REPORTS

1. Homeowner Concerns: Denny Flynn He explained his role as that as a buffer between residents and their concerns and local community management. Denny thanked Dinah for her work on the committee before she moved from The Hamptons. Many issues involved homesite appearances and also issues of whom was legally residing in homes. Management appears to be reviewing those issues in more depth lately.

2. Membership/Communication: Mike B. Note that there are about 45 computers viewing this video meeting from home and there are about 30 residents viewing it in person.

- A. 2021 Membership 185 or about 22%.
- B. 2021 season membership documents mailed to known homeowners of record.
- C. Note that USPS mail forwarding is only good for 5 months and must be renewed to continue. If not renewed in a timely manner, the mail sent to residents is returned to sender as being undeliverable.
- D. Resident census discussion. Per Florida or Federal requirement for over 55 communities, every 2 years in January of an even numbered year, land lease owners are required to provide age and quantity data to us. Document requested from Sun, but is very lacking in what data were hoping to see.

3. Communication/Website: Mike introduced our video technicians Dave Stewart and Darry Armstrong. They politely declined to be shown. Deb Jeffers phasing out as a main contributor to maintenance and responsibility for our HOA Website. Dave Stuart and Darry Armstrong are main Facebook HOA web page masters. There are 332 members as of today. Howard needs to be dropped as a moderator due to his resignation.

4. Resident Phone Directory: Mike HOA resident database is updated as 2021 HOA membership forms are received. Residents strongly encouraged to communicate any changes to phone listings to Mike Barry. I have a few directories if you have not already received one. Deliveries of directories were made to residents in April. New directories will be available in March or April 2021.

5. Statutory Committee: Rich A request for rent increase relief was sent to corporate in July 2020. That request was for a 2% increase. Corporate's letter to residents dated

in September indicated a 3.5% increase. The HOA Statutory Committee (Rich, Denny, Jim, Mike, and Dinah) met with Sun management (Sheri Woodworth, Dawn Roller, and Phil Bernhauser) via internet conference call on October 20, 2020. Discussion re the rate was held and Sun management held firm to the 3.5% rent increase as communicated. For Prospectus 2 residents, this increase was lowest seen. Management indicated that 5% increases would be the standard future-wise. A later communication from Dawn Roller indicated that in fact, negotiation in the future on increases is possible.

Additional discussions concerned rules enforcement or lack thereof. Note that residents nor your HOA have the authority to enforce community rules and policies. Any complaints need to be communicated directly to local management (Phil). If you receive no satisfaction to your complaint, the HOA may be able to assist with the issue and will do what it can to help.

Community improvements were also discussed. A new front gate system is being researched and plans are being developed. Exact details to be communicated in the near future. We asked for a way to get the gate closed after emergency vehicles pass through.

Street repairs will be determined as the funds become finalized. New traffic control striping around the clubhouse to be finalized also in the Spring of 2021.

New stop signs along Southampton to be installed. They will feature red flashing lights for more visibility. Three-way stop signs will be installed at the intersections of Hewlett and Southampton and at the northern end of Seawane and Southampton.

6. Welcoming: Rich With Dinah resigning and moving out of The Hamptons, Kathy Hall has been appointed as welcome committee lead person. In-community technical capability (human and software) for the yearly updating of the welcome booklet being researched. Group leaders need to communicate what they would like communicated.

7. By-Laws: Emergency meeting bylaw change proposed and unanimously passed on Sept 24, 2020. Posted on HOA bulletin board. By-law committee working on potential changes as per recommendations of the FMO and changes from State of Florida legislature. Bob Miller generated proposed bylaw changes and the Board will vote on them in the January 7 Board meeting.

8. Recycling: Bob Miller Program continues with the generous volunteers assisting.

9. Safety/Security: Denny. Vehicle speeding still a concern. The new stop signs may help with the issues of speed control. HOA will request access to data from the speed monitor currently in use.

10. HOA Events: HOA members' appreciation event? Scheduled for 12 February. Cheryl to be leader, but Covid-19 issues may take precedence.

11. HOA Bingo: Gary Sessions being held under the restrictions of pandemic safe-distancing and mask wearing. Maximum of 75 participants at this current time. 55 attendees of late.

12. Hall of Fame: Notices pertaining nominations for the 2021 award being prepared.

13. Nominating Committee: Lex and Katie Turnbull to be leaders and run the election on January 21, 2021 – if needed (depends on the quantity of nominees). Will need helpers at the voting location – Hamptons Library. Poll open 10 am to 7 pm. No current board people or any person living in the same house allowed to help. A change in FS 723 regarding HOA elections now includes a clause that if fewer than 20% of eligible households cast a ballot, the vote is illegal. Legislature included no penalty if there is no 20%. We may have to keep having an election until that 20% threshold is reached.

14. FMO

- A. FMO membership data for The Hamptons currently undetermined. Training off site and free for new directors.
- B. Potential District Meeting here? With the influx of new directors, may not be feasible for us to sponsor a big meeting here. With an active golf course, parking would be an issue also.

UNFINISHED/OLD BUSINESS

- 1. Affidavits of HOA Directors needs a bit more work.
- 2. HOA member cards - tabled. Implementation an issue.

NEW BUSINESS

- 1. **Resident Survey:** Rich met with Darry Armstrong this Summer to discuss the idea of a resident survey. Main issue was communication. A Facebook Group page was initiated. This page would replace older iterations of a Facebook Hamptons page and now be inclusive for all groups in our community. Facebook Live was also born here.
- 2. A question of HOA sponsoring a holiday home decorating contest. No. Sun do it.
- 3. Another question of HOA sponsoring a Christmas/Holiday cart parade in Woody Woodfields' honor. Hamptons to run it. HOA get judges.
- 4. Last HOA flag in use now. Motion from Denny and seconded by Gary to initiate a purchase of 6 flags with the new HOA logo at \$100 each. Passed unanimously.

RESIDENT COMMENTS

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

1. Paul Gaffney mentioned that it appears that the advertising banner for Angie's Restaurant is missing. After discussion, it seems that The Hamptons maintenance staff removed it due to the expected high winds/storm being forecast. She should be able to get the banner re-installed.
2. Larry Clark asked about the status of short term rentals in here. Rich explained his and Dinah's the efforts to clarify and eliminate rentals of fewer than 90 days in here. These 90 day minimum rentals would allow management to properly vet the rental customers as potential purchasers currently are vetted. This would necessitate prospectus re-writing. Documents were communicated in April 2020 in hopes of the changes being approved by the appropriate State of Florida commissions and agencies. However, at the recent Statutory Meeting Sun management indicated that Covid-19 issues delayed their efforts to process the legal wording changes. Their goal is to complete the effort in 2021.
3. Rich also discussed another change to the rules of storage of boats and trailers and/or RVs on the residents' properties. Current rules mention that they are not allowed to be stored on site, but Phil is suggesting that owners be allowed to store these subject items on site if they are not viewable from the street and are behind screens, etc.

Meeting adjourned at 8:25 PM.

NEXT MEETING: January 17, 2021 7 PM.