

Hamptons Homeowners, Inc. (HOA)
Board of Directors Meeting
October 17, 2019 7 PM

CALL TO ORDER: Pledge of Allegiance. 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?

PREVIOUS MEETING NOTES: The May 16, 2019 meeting minutes were posted on the cloud drive, HOA website, and clubhouse bulletin board. Are there any corrections?

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	\$8,793.72
Checking	\$2,308.42	2019 YTD Expenses	\$9,763.79
Total Cash	\$6,343.22	Net ordinary loss	-\$970.07
CDs (4)	\$126,276.18	Can recycle income (YTD)	\$661.71
Total Assets	\$132,619.40		
Legal Reserve Fund		80,000.00	
Safety Reserve Fund		20,000.00	
Operating Account		\$132,619.40	

STANDING COMMITTEE REPORTS

1. Homeowner Concerns: Denny Flynn, Howard Korn, Dinah Schiegner

Denny F. states that the committee brought a few concerns to Phil over the summer. Howard K. defers his issue for during safety discussion. Dinah S. passes on comments.

2. Membership/Communication: Mike B. To date 429 (51.8%). New for the 2019 season = 73 new members in 2019. Thank you all for joining. If there is anyone here who paid your dues, thank you.

2020 Membership documents are being prepped now. 2 pages copied. Two more pages to be copied. Howard is working on an FMO enclosure. Envelopes addressed and stamped. Return address needs stamping. Then a stuffing party... We will be asking for potential help. Email address bounce backs after the office's communication re sealcoating. We had 40 bounce back. 30 of the 40 bounces were non-members.

We really need more than 429 members. We would like to see membership grow considerably. We have been up over 600 in previous years. One of our goals is to get

another 100 members. Please help us by checking on your neighbor and feel free to ask if they are members. The HOA has saved each resident home lot over \$500 over the last five years in lot rent increases. We could have had a 5% increase but thanks to leaning on Sun, the increases have stayed at 4%.

3. Communication/Website: Debbie Jeffers/Dave Stewart

Dave Stewart is up north. Remarks by Debbie. Some new technology has been implemented and Dave and Deb continue to explore new technology. The HOA website can now accept photos: you can upload up to three photos. Dave has been doing some work behind the scenes on optimizing videos. Classes, presentations, etc. can be recorded and uploaded.

4. Resident Phone Directory: Mike - 2019 phone directories available. The sooner we get 2020 membership information, the sooner we can start working on the new directory. Data will be finalized for the 2020 directories after the new board has been sworn in at the February Annual Member meeting.

5. Statutory Committee: Mike The HOA Statutory Committee will be meeting with Sun Management on October 24th.

6. Welcoming: Dinah Dinah tries to go out and meet each new family within a week or two of signing papers. 48 new residents have been greeted, 41 FT and 7 PT. If there have been any omissions, please let Dinah know.

7. By-Laws: Bob Miller states that there are no FMO proposed new by-law issues because there has been little to no State legislative activity in Tallahassee that would require a change to the by-laws.

8. Recycling: Remarks by Bob Miller: The can-crushing operation earned over \$600 from recycling cans. For those who are unfamiliar with the operation: There is a small shed behind the dumpster near the Grille. Aluminum soda and drink cans are accepted for re-cycling. Cat food cans should be cleaned. We use a can crusher to reduce the size of the cans. We periodically take them to the recycling center. There are two teams: a summer and a winter team. The winter team has thinned-out considerably. Searching for volunteers. Bob is at 390 Seawane Dr.; his name and number are also on the shed. Jim Boyles says we project an \$1100 income for the can operation.

9. Safety/Security: Howard, Conrad, and Denny

Howard reporting on the safety issues. Over the summer, we had some non-serious issues. Howard asks that we not perpetuate untrue information and/or myths. If there are any questions, please ask Howard and he will track down the information.

Sometimes there is a slight delay in factual information. Howard has contacts from variety of areas and in the Sheriff's office. Rumors can circulate rapidly and end up hurting people.

Howard is not pleased with the pool paver situation and has had numerous discussions with Phil. We did have an injury resulting from the hot pavers. Someone did get burned feet this summer. Little children also burned their feet on them over the summer. Howard is trying to get someone to listen and respond to the fact that those pavers are hot and you need to wear flip flops or foot coverings. He is asking that we make signs for each gate that indicates that the pavers are hot and wear protective foot coverings. Howard notes that we could have solar nighttime lighted stop signs. He is going to talk to Phil to see if that can be done.

Conrad has noticed that we have a lot more traffic. The speed limit is 15 mph and is not a suggestion. Please watch your speeds. And if your golf cart can go over 15, you still need to slow down.

10. HOA Events: Gary H, Conrad G, Denny **Bingo: Gary** Bingo is going well. Keeping a steady crowd of about 50 to 65 people over the summer. It will increase over the winter months. We encourage everyone to come out and have a good time. Looking to have a soup cook off competition. Date TBD.

11. Hall of Fame: Denny F. Nominations open now. Denny explained the purpose of the HOF to newcomers. Awardees are a person or couple who has gone above and beyond for the Hamptons within the community or outside of the community. The nominee must have lived here 5 or greater years. The award is usually given in the month of February. Denny will be accepting nominations with reasons for the HOF award. Denny will be at Monday morning coffees, etc. to discuss nominations with anyone.

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. Rich Moyer is leading this effort. If you have questions, please see Rich or one of the board members.

13. Federation of Manufactured Home Owners of Florida, Inc. (FMO): Howard K. or Tim K. Remarks by Howard Korn: The FMO is working to ensure that community owners are adhering to Florida Statute 723. Some well financed companies have lots of lawyers, etc., to manage their interpretations of the statutes. FMO works in Tallahassee. Howard encourages everyone to look over the FMO information that is posted on the back board. We will also have FMO information included in the HOA mailing.

FMO is constantly watching what is happening with our rights as senior citizens in this type of housing. Please take a moment to review the information about FMO activities and your rights as a renter, a buyer, and a seller. Howard is also trying to get a regional meeting held here. People from other parks share their concerns which are the same as ours. Howard would like to see the Hamptons move up in the membership rolls.

UNFINISHED/OLD BUSINESS

1. Our 2019 board directors met in May and reviewed our current prospectus. We will be meeting again soon to re-visit our initial suggestions now that the proposed expansion project was cancelled. Sun management has indicated a willingness to make changes in the current prospectus.
2. A second session of Bingo has been suggested. Gary believes it is not going to happen due to lack of interest in a second time slot and the unavailability of volunteers to work.
3. HOA research regarding a potential bulk-rate from Spectrum continues. Your HOA will not be contracting with Spectrum. Ultimately Sun Communities would need to be convinced to undertake the program. Conrad has arranged for a Spectrum representative to be here Nov. 21st to meet with residents and discuss after the board meeting. Please bring legitimate questions for Spectrum.
4. Hamptons management indicates that new residents and all known sub-lessors are being vetted through the Sales Office. There are some folks that do not follow the lease provisions. If you have any questions or "suspicions", make sure the office is aware of your concerns.
5. Financial expenditures authorized over the summer include new radio transmission devices for CERT use and web site/internet upgrades. CERT leaders expressed thanks to our HOA members for assisting with CERT purchases.

NEW BUSINESS

1. Are there any concerns about the electronic sign board? Debbie and Bob Miller take turns putting the news on the board. Is it helpful? (Yes from the audience.) Comment about it not working some times. If it goes down, Phil and Maintenance Mike fix it as time allows. The HOA contributed to the purchase of the sign board but the maintenance of it is Sun's responsibility at present. Mike thanks Debbie and Bob for doing the sign updates.

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. New resident Charles. Charles is a first time attendee; he loves his golf cart. He feels everyone is very welcoming and he loves it here. He feels that the Hamptons is the opposite of a "rat race". Mike commented that the more that you do in the Hamptons, the more you feel part of the community. The various committees and charities and events are what you wanted when you retired.

2. Mel Jacobs, 757. Mel commented on the fact that we have a big flashing speed limit sign now and that plenty of people do not obey the speed limit. Why would we believe a flashing stop sign would actually stop anyone? Everyone knows where the stop signs are now. People do what they want to do. Mike commented that if you see someone who is flaunting traffic laws, please report to Phil for addition to his file.

Meeting adjourned.

NEXT MEETING: November 21, 2019, 7pm in the clubhouse ballroom.