

Hamptons Homeowners, Inc. (HOA)
Minutes of Board of Directors Meeting
May 20, 2021 7 PM

CALL TO ORDER and Pledge of Allegiance

ROLL CALL: Rich Moyer, Denny Flynn, Kathy Wright, Mike Barry, Gary Hubbard, Kathy Hall, Darry Armstrong, and Mary Kay Colclaser present in person. Dave Stuart present via computer video link-up.

PRESIDENT'S OPENING COMMENTS: Greetings and welcome to all. No video presentation as the equipment and operator are north for the summer season.

The most current Sun COVID policy/restrictions on COVID are that fully vaccinated residents do **NOT** have to wear masks inside Sun facilities. Unvaccinated residents **DO** have to wear masks. Social distancing is required for unvaccinated residents and encouraged for everyone. Sun plans to open everything up with **NO** restrictions o/a 4 June. We got through this together. Personal choice as to being vaccinated. If you insist on assuming a vaccination status, please assume the best, not the worst. Don't judge. Wearing a mask is a personal choice.

There will be a new employee starting next week who will primarily focus on policing of community standards. Communication/enforcement will be via telephone calls to residents not currently here rather than tagging a home and assuming the house guardian will react/comply. How does Sun know if resident has gone north for the summer? Neighbors need to tell Sun. Guardian program/form on line on HOA site.

Maintenance/Improvements in Community: New gate is operational; Astor Way and portions of adjoining streets have been milled and re-paved; parking lot being re-sealed with a slurry and lines painted (along with establishing a fire lane at north entrance to clubhouse loop); additional handicap spot to be added, upgrading/repairing traffic islands along Blvd; new furniture the pool; two new houses arriving; a safe access to HOA office being constructed; installed a roadside mirror to see traffic entering past guard house; revising pickleball guest access. Several of these concerns were raised by residents to the HOA. We listened and communicated to community management.

Note that there is an HOA office located in the Sales Office that is accessible from the rear of the building. Office equipment includes a copy machine, cloud storage device, and storage of old HOA records as per regulations.

Regulations are in place for pickle ball courts use. A resident may host a max of 3 non-residents on a court. Signs are now posted. Research is being conducted on initiation of resident pickle ball leagues.

PREVIOUS MEETING MINUTES: April 15, 2021 draft minutes sent to directors and posted on HOA web site. Unanimously accepted as presented.

Finance: Kathy W. – Treasurer’s Report

Assets:		2021 Year To Date	
Checking	\$2,708.41	Income	\$11,399.44
Savings	\$6,521.02	Expenses	\$13,773.86
<u>CDs (4)</u>	<u>\$129,417.95</u>	Net Income	(\$2,374.42)
Total	\$138,647.38		

Operating Account \$38,647.38 Legal Reserve \$80,000 Safety Reserve \$20,000

Highlights of income: Membership fees \$1,107; Bingo \$8,937.50; Recycling \$389.77
Highlights of expenses: Insurance \$3,213.00; Bingo \$357.50; Bingo prizes \$8,580.00

Kathy suggesting a Finance Committee meeting to review the various budget sub-accounts and what they entail and figures budgeted. She also suggests that other directors learn more of the bingo process.

Rich commented on the issue of our HOA funds and how they will be utilized. Legal actions, if undertaken, will require a sufficient financial expenditure.

STANDING COMMITTEE REPORTS

1. Welcoming/New Homeowners: Kathy H. New house sales are averaging about 8 a month. Appointments are being set up to accommodate the new residents’ schedules. The HOA Welcome Guide is being designed and there are variations in process.

Rich and Kathy suggest that the only new resident information needed from the sales office is a name and address and possibly a phone number. Mike suggests that if more personal resident contact information is not acquired at time of house purchase, there is a good chance that we will not get it. There have been a few select requests from new residents to not put their names and/or phone numbers in the resident directory. They do, however, still desire that their contact information be available in the secure Hamptons Master Database for emergency use as required and applicable. Those requests have been honored.

Hamptons activities leaders are encouraged to provide the Welcome Committee with pertinent information re those activities for inclusion in the Welcome Guide.

Darry reports that there will be a “summer” edition of the guide and a more detailed and inclusive edition for an October release.

2. Membership: Mike 339 (40.9%) Gained a few; lost a few since last report. A second 2021 membership request message was emailed to approximately 400 addresses of non-currently paid up 2021 member residents. Received one fee from the email message. The HOA mailbox in the clubhouse is checked every other day or so for membership and contact information forms.

Membership percentages of eligible house lots since 2004 to 2021 are: 68, 75, 64, 62, 64, 63, 60, 58, 42, 58, 65, 53, 60, 54, 52, 51, and 41 (2021). With the various new

initiatives being undertaken, Mike hopes that our residents responses to requests for increased membership will bear fruit soon. A greater community membership will ultimately lead to a greater influence the HOA may utilize during negotiations with Sun.

3. Communications: Darry Hamptons Facebook Group page members now totals about 500. Page membership policies are being reviewed and strengthened. Non-residents are not permitted to join and there have been some deletions from our rolls.

4. Phone Directory: Mike 2021 directories received from our printer and were distributed by HOA volunteers to residents currently here. A supplemental document or documents will be generated to provide an update to directories in July 2021. There was an incorrect lot number listed for a new resident and Mike deleted the current resident info and listed the new resident. He apologizes to the Burkharts for the problem and will certainly include them and any post-March 1 new residents in a supplemental listing that will be provided to residents in July.

5. Homeowner Concerns: Denny Rich already covered many applicable issues in his presidential report. Garbage situation at lot 25 addressed. Exterior front wall to be power washed soon. New flashing stop signs are helping to control speed. New stop sign to be installed on the exit gate fence.

6. Safety/Security: Denny has been discussing a plan to have local sheriff's department speak to residents on safety issues in our community. If the gates are inoperable due to an electrical outage, the gates are battery backed up and will be set for an open position. Denny Mountain and Bob Apple have been designated to assist with gate issues. Denny to continue to discuss the 92 crossover issues with applicable State officials.

7. Information Technology (IT): Dave HOA Website, etc. Rich to read Dave's report since Dave is joining us via website visual meeting equipment. Over the last 30 days our HOA web site has had greater than 4,500 views. Top 5 pages viewed are 1) In Memoriam 2) Hampton Herald 3) Angie's Kitchen 4) HOA Committees and 5) Birthdays and Anniversaries.

New features include access to a Home Guardian form and can be filled out online and then it is sent to our local community office. An online resident contact information update form is now available. Updates will be sent to Mike for inclusion in the master database. Analysis of web site page access and usage is being tabulated and reviewed for importance. For sale section may be moved to the Facebook page. Herald and birthdays and anniversary information to be posted a week before a new month begins.

Mobile devices app upgrades being researched. Potentially no cost to HOA members or to the HOA itself. Electronic bulleting board issues being researched. Potentially a new board to be purchased by Hamptons and HOA.

8. HOA Bingo: Gary Snowbirds leaving – thus attendance is down to 50 from 70 previously. Rich mentioned that our insurance provider requires a director to be present during operations. All directors need to be familiar with rules of operation.

9. Recycling: Gary reports that a new resident has volunteered to help this Summer.

10. HOA Bylaws: Mike A recent request from a resident seeks clarity on HOA policies and regulations – to include statutory committee process. A review of current bylaws and recent updates will lead to a more simplified text of such bylaws.

11. Hall Of Fame: Denny The committee will begin its work as we get closer to the end of this year and early 2022.

12. Statutory: Rich The Statutory Committee consists of the 4 Board officers and a 5th director member. That member is Mary Kay Colclaser. Negotiating rent increases is the predominant subject during meetings. Formal negotiations to be started in June this year detailing the issue of restrictions on amenities and impact of COVID this past year with a goal of an increase of rents less than 5% for 2022. We are very optimistic due to success over several previous negotiations.

13. Nomination/Election: Rich Volunteers are ready to assist with the process in late 2021 and early 2022. Looking for volunteers to be a director. Part timers welcome also.

14. Marketing: Darry Valuable information in our Master database. Declining membership is reported. Many residents do not re-new membership and for many and varied reasons. Perception is that there is no value in joining. What do other groups do to acquire and retain memberships? Groups report that they do not get members because of the group's mission, but rather because they get something tangible from their memberships. For example – discounts on services or merchandise.

New Welcome Guide due by 1 October 2021 – which is the start of a new membership year. Research over the Summer re discounts – hopefully with discounts beginning in October.

15. FMO: Community Representative needed.

UNFINISHED/OLD BUSINESS:

1. Finalization of authorization for a select group of residents to manually open front gates if the need arises when there are no Hamptons staff on site. Answer: Addressed at #6 above.

2. Designation by Phil B. of three full-time residents to have authority to contact Sheriff's Dept and request an officer to re-close the gates if not closed by an emergency vehicle crew. Answer: Addressed at #6 above.

3. Status of curb painting change from white to black. This a safety issue at night.

Answer: Corporate management indicated that the curbs will be black.

4. Status of Hamptons staff posting a house washing or landscaping issue notice on a residence when the homeowner is currently not here and not able to see the paperwork.

Answer: Addressed in President's comments above.

5. HOA volunteer badges status. Mary Kay bought plastic sleeves and then printed labels using business cards. Badges to go to those volunteers on the Board of Directors, Hampton Herald deliverers, recycling can crushers, and bingo workers.

6. Repair of the Hamptons owned/maintained electronic bulletin board (EBB). Answer: Research under way for a potential replacement EBB – may be a Sun/HOA project.

7. Implementation of member appreciation event(s)? Answer: None in the works.

NEW BUSINESS:

1. Approval to purchase the 2021 Land Lease Survey Booklet for Polk County. Motion by Mike and seconded by Gary to purchase the 2021 JLT Market report for Polk County from Datacomp. Price to be approximately \$350 and not to exceed \$400. Motion passed unanimously.

As a side note, Rich is strongly suggesting that in future budget proposals, more detail as to just what each budget line contains as to potential expenditures.

2. HOA sponsoring a monthly potluck event? Answer: As per announcement at the Monday May 17 morning coffee meeting, The Hamptons Activity group will manage the events. Volunteers being requested.

3. Homeowner Guardian document available on HOA web site. HOA recommends all homeowners ensure that it is up to date and available for management in case of an emergency issue concerning their property (house and/or landscaping).

4. Air BnB issues or status (short term rentals) in regards to prospectus oversight. Answer: The Corporate Sun legal team is evaluating the issue. After their work is completed, they will send the proposed wording to the State of Florida Department of Business & Professional Regulation in Tallahassee. Timing is projected to be in a June / July time frame.

5. Residents complaints regarding the lack of resolutions/follow-ups of their written complaints. Answer: Rich recently spoke with Phil B re this issue and he indicated that there are times that the issue is a legal one and that he cannot disclose particulars. Rich suggested that if a resident does not get any response in a reasonable time frame to re-address that issue with him. Rich and Denny to continue to monitor the lack of response issue.

6. Overnight vehicle parking violations – especially on weekends. Enforcement of rules?
Answer: Resident is to communicate the problem issue up the chain of command via email or paper complaint document. No need to include HOA on that initial communication because Phil has not had a chance to address the issue. If there is no resolution to the issue, send a second complaint and include Rich and Denny on that communication.

7. Request funds for new resident gifts through the Welcome Committee. A house-warming gift(s) is proposed. Discussion followed as to the request. Expenses could come from the HOA Events budget line item.

Residents could provide photos of The Hamptons to the new residents. Items to be gifted have yet to be determined. Motion by Kathy Hall and seconded by Kathy Wright is for \$150 a month for 7 months. Vote is: Yeas...Kathy H., Kathy W., Darry, Gary, and Dave. Nay...Mike and Denny. Rich abstained.

RESIDENT COMMENTS:

Residents are reminded to submit agenda items prior to the meeting, to allow the Board time to research issues. Those residents desiring to speak at this time are requested to provide you name and lot number.

1. Ruth Segars Lot #731 would like to see the residents birthdays and anniversaries listed in the Hampton Herald. She acknowledges that they are posted on the HOA web site and also posted on the bulletin board in the exercise room. Sun lawyers have ruled that that practice as in the past will not be done. She further thanks all the Board Directors for their work.

2. Denny Flynn mentioned that CERT is requesting another AED be provided for residents.

Next scheduled Board of Directors meeting is set for Oct 21 7 PM. If something of importance requires a meeting before then, it will be communicated to all residents in a timely manner.

Meeting adjourned at 9:20 PM.