

**Hamptons Homeowners, Inc. (HOA)  
Minutes of Board of Directors Meeting  
March 18, 2021 7 PM**

**CALL TO ORDER: Pledge of Allegiance**

**ROLL CALL:** Present...Rich Moyer, Denny Flynn, Kathy Wright, Mike Barry, Gary Hubbard, Dave Stuart, Darry Armstrong. Absent...Mary Kay Colclaser, Kathy Hall.

**PRESIDENT’S OPENING COMMENTS:**

**PREVIOUS MEETING NOTES:** January 7, 2021 Minutes approved unanimously. Minutes of Emergency Board Meeting of February 18, 2021 approved unanimously.

**Finance: Kathy W. – Treasurer’s Report**

|              |                     |                          |            |
|--------------|---------------------|--------------------------|------------|
| Savings      | \$6,522.85          | 2021 YTD Income          | \$1,238.01 |
| Checking     | \$6,349.21          | 2021 YTD Expenses        | \$944.42   |
| Total Cash   | \$12,872.06         | Net ordinary income      | \$293.59   |
| CDs (4)      | \$128,477.95        | Can recycle income (YTD) | \$211.01   |
| Total Assets | <b>\$141,350.01</b> |                          |            |
|              | Legal Reserve Fund  | <b>\$80,000.00</b>       |            |
|              | Safety Reserve Fund | <b>\$20,000.00</b>       |            |
|              | Operating Account   | <b>\$41,350.01</b>       |            |
|              |                     |                          |            |
|              |                     |                          |            |

Rich thanked Jim Boyles for his work as Treasurer for 10 years and indicated that new Treasurer Kathy Wright is now “up to speed” regarding our financial processes and is fully ready for the responsibilities as Treasurer. He further explained his philosophy of budgeting. That is: plan for what you can and be prepared for potential changes as situations may be altered as per need.

5 new directors attended mandatory training sessions and will be reimbursed for those training charges

**STANDING COMMITTEE REPORTS**

1. Communications: Darry HOA Facebook page issues being addressed as they arise. As of March 17<sup>th</sup>, 447 members in this Group. 21 applicants have been declined membership due to not being a current resident or property owner in The Hamptons.

Many residents posting comments and a few organizations are also posting - as was hoped for and expected. Residents and organizations are encouraged to use the page and the HOA Facebook page moderators will assist if needed.

2. Directory: Mike Additional documents sent 3/18 to PCI (Printers). There have been many house changes of ownership and the new resident questionnaires have been slow to be communicated to me thusly affecting how current the directory information potentially is. Distribution projected to be mid-April and by the volunteers who deliver the Hampton Herald.
3. Hall Of Fame: Denny To be addressed in our new business section of the meeting.
4. HOA Bingo: Gary Capacity currently limited by Corporate Sun to 75. He would like to increase the legal capacity of attendees by another 10 to 15. This would need Hamptons or Sun management to approve.
5. HOA Bylaws: Mike Comprehensive review to begin in April 2021. Goal is to present them in an updated and simpler and more readable format. Bylaws are important since they are a contract between the Board and our residents and what and how we intend to conduct Board business. Tracking proposals and subsequent legislative approvals are a task in its self.
6. Homeowner Concerns: Denny He reports progress on community projects such as lighted stop signs, new swimming pool lounge chairs (4 to 5 week lead time), and new entrance and exit gates. 2 or 3 weeks to undertake the project and thus there will be no closed gates during off hours.
7. Information Technology (IT): Dave Stuart He will be tackling issues such as Facebook, HOA website, and HOA Cloud back-up server for HOA documents. Additionally, there is the possibility to incorporate our copy machine and up-to-date paper processing technologies. Visual meeting aids, electronic bulletin boards, and state-of-art technologies for communications of community events are also being researched. Web site announcements and activity communications/feedbacks being addressed also. The goal is to ensure that the web site is user friendly. The Hampton Herald and resident birth days (not birthdates) and wedding anniversaries are also posted. CERT announcements and Angie's Grill menus also posted as applicable. Online ordering for Angie's food available also through a cell phone.

Additionally, Rich would to thank Jim Schmalbach re his work on getting the Western Digital "Cloud" server to the benefit of the HOA Board and community residents.

8. Marketing: Darry Committee has met 3 times in the last month. Subjects include enhancement of brand identification and consistency. Work in progress re those goals. Organizations are encourage to contact this committee re potential incorporation into our web site.

9. Membership (HOA): Mike 326 40% Dave Stuart is researching potential methods of updating resident contact information. Potential online memberships also. This feature most likely will be down the road. There are many 2021 technology projects in process already this calendar year. Another membership reminder notice will be emailed to those residents who are not current 2021 HOA members. This would be in mid-April.

10. Nomination/Election: Rich It is a bit early to address potential nominees for directorships, but not too early to plan for the potential election itself. We are looking for an election committee to conduct an election if needed. Residents on this committee cannot be Directors or members of Directors' household. Volunteers would monitor the election room, ballot disbursement, and tabulation of results.

11. Recycling: Gary wishes to extend thanks to Bob Miller and past, current, and new volunteers for working in the can crushing shed. Time required is about 30 minutes 3 times a week.

12. Safety/Security: Denny New blinking stop signs appear to be working nicely. He reminded residents to remind any of their guests who do walk the streets to walk on the edge of the road and face the traffic. Also Denny informed us that progress is being made on the removal of the house at Lot 10 and that he has lined up a couple of volunteers to assist in ensuring that our entrance/exit gates are closed after emergency vehicles leave the community after normal hours.

Rich further reminds residents to not use the ponds for swimming. Alligators are present and would like nothing better for a snack than a young visiting relative. Please note that alligators can out run a human in the first 30 feet of a survival race. Be smart if you try to take a photo.

Rich also mentioned speaking with Phil B. re the fire lanes and no-parking curb painting around the clubhouse at the same time as re-striping of the main parking lots in May.

13. Statutory: Rich This committee is comprised of the four HOA Board officers and one at-large representative. Its sole purpose/focus is to negotiate yearly lot rent. Note that those residents who bought in here under Prospectus 2 (this is everyone except for about 60 house lots leased in the mid-1990s or earlier and are under Prospectus 1) signed lease paperwork indicating that rents could increase 5% yearly – unless CPI exceeds 5% and then the rent increase may be greater than 5%.

Please note that ever since Sun Communities bought The Hamptons from Florida Parks, Inc, your HOA has assisted in keeping rent increases less than 5%. Those rent increases have been 4% and then this year with a 3.5% increase. The committee needs HOA membership to be higher in order to assist in bargaining leverage.

14. Welcoming/New Homeowners: Kathy H. 25% of new home buyers have been welcomed and the balance have been called to attempt to set up an appointment time but there have been no responses to those calls. There may very well be a Covid -19

issue in play here in that people are not too inclined to invite "strangers" into their homes. Hopefully as time progresses, welcome meetings will increase.

15. FMO Rich - no report. New rep to be determined. The FMO represents communities such as ours in State of Florida legislature negotiations.

### **UNFINISHED/OLD BUSINESS**

1. Annual Meeting of HOA Members Under today's membership numbers, we need to have at least 98 households represented to attain a legal quorum status. That means there could be a need for 150 people to attend. Room is currently limited to 75 max. Due to these restrictions and the fact that as the calendar moves along, there will be residents leaving for their northern homes – thus making the odds of achieving a quorum even more difficult. Motion to cancel the 2021 Annual Members Meeting by Denny F. Seconded by Gary H. The President noted that there were no requests for discussion. The vote taken to cancel was unanimous.

2. Annual Members Appreciation Event Due to the same reasons of room occupancy limits, sponsoring an appreciation party is problematic. Motion to cancel next week's dinner party by Denny and seconded by Mike. Discussion: attempts to hold multiple parties would be a problem also. Mary Kay suggested that a party be held in October at the start of the new membership season. Gary suggested a party outside. Darry suggested a small event such as an ice cream truck. Denny proposes an amendment to the motion to cancel the event and look into the possibility of some sort of smaller event. Dave seconds that motion. No more discussion. Vote taken to approve the amended motion and is unanimous.

### **NEW BUSINESS:**

1. None presented.

### **RESIDENT 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. Cathy Warner Lot #6. Discussed the issue of one resident leaving trash and garbage out at the street daily. Also observed that the hot tub is dirty. She mentioned vehicles speeding and the issue of cats roaming around the community and residents who have 3 dogs despite the prospectus rule of two per household.

2. Please note that there are HOA Bylaws and Community Prospectus rules and regs. The HOA has only certain responsibilities and authority and they do not include enforcement of Prospectus rules and regs. Complaints and issues of residents need

to first be communicated to the community office and/or Phil B. If no action is taken or is not to the satisfaction of the resident, then communicate the issue to the HOA.

Mike's cell number was posted in order to recognize any call ins. Still no requests.

Presentation of the Annual HOA Hall of Fame Award as presented to The Hamptons CERT and Carol Lattig for their collective efforts in dispensing Covid-19 vaccine shots. Leaders Carol Lattig and Jim Schmalbach were also presented with a certificate of appreciation for their work with the team.

Meeting Adjourned 8:30 PM