

**Hamptons Homeowners, Inc. (HOA)  
Minutes for Board of Directors Meeting  
April 15, 2021 7:00 PM**

**CALL TO ORDER: Pledge of Allegiance**

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

This meeting is being broadcast over our HOA Facebook Live function.

**PRESIDENT’S OPENING COMMENTS:** Welcome to all residents watching our meeting as broadcast on Facebook Live and to those of you here in person in the ballroom. As our residents are in a state of transition – many to their homes in other states. Rich referenced a recent email from Corporate that indicated an opening of amenities with no restrictions unless in a closed area – such as a building. Face masks and social distancing are required for those areas. No restrictions outside. Rich will be communicating with Phil B regarding a better clarification as to restrictions in the ballroom that is still under a 75 max occupancy understanding.

The new entrance gate is up but not functional yet. Please see the community office to get your bar code stickers and 4-digit code for your vehicles. There is a new display sign in the place of the old wooden “H” sign. Landscaping is being worked on in the boulevard medians. Sealcoating of some road sections and painting of the main parking lot stripes and fire lane areas to begin in May – weather permitting.

**PREVIOUS MEETING NOTES:** March 18, 2021 draft minutes sent to directors and posted on HOA web site. Approved.

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

Savings	\$6,521.02	2021 YTD Income	\$11,222.90
Checking	\$5,832.80	2021 YTD Expenses	\$10,472.93
Total Cash	\$12,353.82	Net ordinary income	\$749.97
CDs (4)	\$129,417.95	Can recycle income (YTD)	\$273.23
Total Assets	<b>\$141,771.77</b>		
	Legal Reserve Fund		<b>\$80,000.00</b>
	Safety Reserve Fund		<b>\$20,000.00</b>
	Operating Account		<b>\$41,771.77</b>

Note that the income numbers will now include bingo income and expenses will now include bingo expenses. 4% of bingo income is held for bingo administrative expenses. 96% of income is used for prize payouts. Software and internet services expenses were also paid.

## **STANDING COMMITTEE REPORTS**

Note that the order of the reports has changed.

1. Membership: Mike 329 (39.7%) Gained a few; lost a few since last report. Second membership request emails will be sent shortly to the residents who are not currently paid-up members for 2021.
  2. Phone Directory: Mike Directory at the printers. First draft checked and a few adds/deletes were incorporated. That 2d draft was approved and printing has been approved. Should be ready for pick up next week and ultimate delivery by Herald delivery volunteers. Rich and I will drive to Ellenton to pick them up. A sufficient quantity will be help for those residents who have already headed north for the upcoming season.
  3. HOA Bylaws: Mike No action taken yet. I have been working on other HOA tasks. Need to double check to ensure last year's changes will be included. Kathy Wright to review financial texts to ensure they too are proper.
  4. Homeowner Concerns: Denny absent but he has not communicated any out-of-the-ordinary issues that need immediate resolution. Rich indicated that Corporate Sun/The Hamptons, Inc have been sending notices to residents who need to pay a bit more attention to upkeep of their houses and/or landscaping responsibilities.
  5. Safety/Security: Denny Rich mentioned new gate issues and Phil has agreed to have 3 full time residents have authority to call the Polk County Sheriff's Department to request that they send someone to re-close the gates after any emergency vehicle passes by and has not closed the gate. Currently, the request could only come from the community office. Rich is also working on getting authorization for those individuals to be authorized to manually open the gate if circumstances require a manual opening.
- Gary questioned the issue of Hamptons workers painting curbs black instead of the more visible white as in the past. Black curb painting is Corporate Sun's edict. Gary also questioned the practice of The Hamptons posting a notice to a homeowner that the house needed washing and the problem of that owner being gone for the season and not seeing the note.
6. Hall Of Fame: Denny No report.
  7. HOA Bingo: Gary All is proceeding well. Bingo monies would be turned in to the treasurer quarterly. Gary would like to add a few more tables and chairs for attendees.

8. Recycling: Gary Thanks to Bob and Susie Miller for the thank-you party they hosted for the can-crushers recently. More volunteers always needed.

9. Statutory: Rich Negotiation correspondence to be started in June this year detailing the issues of a lack of amenity availability this past year with a goal of an increase of rents less than 5% for 2022.

10. Nomination/Election: Rich Two Non-director volunteers needed. Lex and Katie Turnbull volunteered.

11. Communications: Darry Facebook issues: 473 members in the group. Recent resident comments on the page required that a review of content of those comments be undertaken. Dave Stuart and Darry will be posting of an updated and revised rules platform. The judgement of the moderators as to acceptability of comments will be final. Only properly communicated complaints will be recognized. Group membership authorizations to be reviewed more detail in private. Rich clarified that a Hamptons Facebook group member does not have to be a paid-up HOA member to join the group. He or she does have to be a resident, however.

12. Marketing: Darry The committee (Darry, Mary Kay, Kathy Hall, Dave Stuart, and Linda Armstrong) has been meeting multiple times to discuss issues and potential future plans for action items. First project to be tackled is a re-write of the Resident Welcome Guide. Discussions with the printer and communications with other communities and how they handle welcome guides were undertaken recently.

HOA Branding Mary Kay: HOA Volunteer worker name tag. Potential recognition of HOA volunteers. To be re-visited in the new business section.

13. Information Technology (IT): Dave Facebook HOA Group is for resident to resident communications. The HOA Website and its capabilities are underutilized by residents and/or community organizations. Website hosts valuable HOA and resident information and resources. New pages added as applicable and necessary. Facebook Live will not be broadcasting the HOA meeting in May 2021. Attendance here in the ballroom is recommended. EBB (Electronic Bulletin Board) usage supported. Website applications being expanded and will enable residents to better be served by the site and its capabilities without overloading residents with technical issues.

One of the needed tools is for residents to more readily update their contact information that is in our Hamptons Master Database – be it updated cell or landline phone information, birthdays and/or wedding anniversaries (days – not dates), email address changes (2 per line), and updates of emergency contact information.

The HOA Website will display a new resident information area. The EBB will not be able to display a full review of Hamptons happenings. Its usage is limited to scrolling.

14. Welcoming/New Homeowners: Kathy H. Potential new resident package of goodies – to include items from outside entities. Use new Resident Welcome Guide as an introductory tool. Potential cost of the guide may require a more flexible method of

production. An alternative type of binding is called "GBC" and enables a quicker and less expensive production method whereby page changes are more readily enabled. Further research is in process and to pricing and printing time frames. Rich suggests that the various organizations and/or activities re-visit that they want for an input to the guidebook.

15. FMO: The position of a committee leader as of now is still open.

### **UNFINISHED/OLD BUSINESS:**

1. Mike: New Resident Questionnaire updates still an issue. Mike met with Sales Office staff (Dick, Emily, and Melissa) on Tuesday to discuss the problem. The resident information questionnaire acquisition process has been tightened up a bit and will be more expeditious for sales through the Hamptons office. Note that sales through non-Hamptons salespeople are more problematic and not as structured as through The Hamptons sales staff.

### **NEW BUSINESS:**

1. Mary Kay: Proposal to purchase HOA Director Badges 20 badges to begin? And replenishment yearly. Motion by Kathy W and seconded by Kathy H. Discussion...how many badges to cover Herald delivers and can crushers and do they need badges? Are there any other methods of identification? Will id badges lead to an increased membership? \$231 for 20 badges. Motion passed 6 -2 with nays from Rich and Mike.

2. Where can a resident view a recorded video of a past Board Meeting? There is a potential for anyone on the internet to view it and that is the initial reason why it is not open to all. Currently viewable to directors and residents via the HOA Facebook Group for a short time until minutes are posted. Video to be pulled from residents after minutes are posted.

### **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.

**NOTE:** The cell number to call in any comments is: 978-771-8360. We will use a microphone next to the phone so that any issue may be heard by the audience.

1. Ruth Segars mentioned that the cost of the welcome guide is excessive and not needed because residents can do the welcoming in a neighborly manner without a guidebook. Resident to resident via face-to-face meetings will suffice.
2. Jim Schmalbach likes the philosophy and intent of the welcome guide. Page changes can be updated more readily with the GBC version that Darry suggested. Jim also believes that the badges issue might have been not totally researched.
3. Lex Turnbull EBB issues. HOA turned its ownership of the sign to Corporate Sun due to tax liabilities. Sun might consider a new and different sign board. Rich will talk with Phil regarding EBB repairs.

Meeting adjourned at 8:55 PM.