



# SOUTH HAMPTON

## March 27, 2104 HOA Meeting Notes:

\*\*\*\*\*Draft Notes: Subject to Approval at the next Board Meeting\*\*\*\*\*

### Call to Order:

The Board of Directors called to order this meeting on **Tuesday, March 27, 2014** by Derek Cioffi at 5:30 p.m. at the Watson Building conference room.

### Roll Call:

Present: Derek Cioffi (President), Dan Beasley (Vice President), Paul Lentine (Secretary), Larry Ingalls (Treasurer), Paul Andruzzi (Parliamentarian), Tim Scholl (Community Association Manager), Quorum established.

### Approval of Previous Meeting Minutes

**MOTION:** Motion by Dan to approve the March 4 and March 13 meeting notes. Paul A seconded the motion. All in favor. Motion passed 5 – 0.

### Manager's Report: presented by Tim Scholl

- A. The boat and RV storage area has been cleaned up and several spots have become available. FRS will contact the owners on the waiting list.
- B. Quotes have been received on the replacing rotten railroad ties between the spaces.
- C. FSR has been fielding several calls a day from owners on the status of the pool and clubhouse
- D. Tim contacted JEA to fix the wash out near the hydrant at the corner of Lynhurst and Landquard. The damage was caused by the fire department when they flushed out the hydrant.
- E. Several of the concrete walk surfaces that were uneven have been fixed by the county
- F. The Street Light by the West entrance is not a FPL fixture. A new LED fixture is on order and will be installed in April. Cost is \$650
- G. Tim submitted a modification application to Paul L and the ARC for review.
- H. The pool leaks at the main drains have been fixed and the pool now has water in it.
- I. Cypress Trees – as reported the county does not want these trees cut down until we tell them where the new trees will be planted. The window for this work is 60 days. One option being looked at is cutting the roots and removing the surface roots and knees between the house and the trees. Austin Outdoors, our new community landscaper has provided a quote and feels this will greatly reduce any possible damage to the house and equipment alongside the house. This will cost less and can be done in the very near future.
- J. The fountain in pond #26 has failed and quotes are being looked at to replace the fountain.
- K. No parking signs were installed near certain common areas to keep owners from parking vehicles on these areas and damaging the grass and sprinklers. Two of these signs were vandalized within 24 hours of being installed. It's unfortunate that some residences feel they have to resort to these measures. The reason for the No Parking signs is to help the grass grow and prevent damage to the areas that have sprinklers.
- L. New picnic table X braces have come in and will be installed. The current ones were rusted out.
- M. Residences with any problems, issues or concerns should contact Tim Scholl. First Service Residential office number is (904) 733-3334, ext. 3733 and his email address is [Tim.Scholl@fsresidential.com](mailto:Tim.Scholl@fsresidential.com). Residences are also asked to pick up any trash that may be in front of their house.
- N. Violations – 50 violations were issued in March.

**Committee updates:**

Architectural Committee Report: Paul *Lentine*, *chair*

The following project was submitted, reviewed and presented to the board.

	Address	Project	Submittal Date	Comments	Approval Date
	2029 E. Clovelly Ln	Install white seamless gutters & downspouts	03/07/14	ARC is granting an exception in this case so that the downspouts can match the window trim color. Dan and Paul are approving this	3/27/14
	2101 W. Quay Rd.	Curbing around trees	3/20/14	** ARC Recommends Approval Dan and Paul approved this	3/27/14
	1552 Austin Lane	Swim Spa, Patio Extension, Screen	03/20/14	** ARC Recommends Approval Dan and Paul approved this	3/27/14
	1856 S. Landguard Rd	Aluminum Fence at front entry to create a porch btwn house and driveway	03/22/14	** ARC Recommends Approval Dan and Paul approved this	3/27/14

Construction Committee Report: Brian Schulz, *chair*

Larry said the architect is working to complete the Amenity Center drawings by April 4th. Auld & White, the general contractor, will send the final drawings to the various artisan contractors for competitive pricing. The target date is the end of April to have all the pricing in. Larry noted the cost of labor and materials has gone up considerably in the last two years.

An Asbestos Survey was completed on March 15th by HENDERSON/BUNDOC ASSOCIATES, LLC . Samples of all the building material were taken and analyzed. No asbestos material was found.

The board is working on the Amenity Center announcement to the community, and will schedule the meeting once we have final pricing.

Dan asked if options were expected to be noted in the bid proposals such a refinishing the pool. This way if the building comes in too expensive we will have the ability to eliminate items. Larry said yes.

Clubhouse and Recreational Committee - Tina Perez, Jaci Easterling Co-Chairs

Nothing reported. Larry noted that the committee met with the Designer, and discussed the inside finishes such as flooring, cabinets, room colors etc. The discussions were very thorough, and the committee reached a consensus on all items with the exception of the bathroom tile. The committee asked for an alternate color, and hope to have this finalized in the next couple of weeks.

Finance Committee *Larry Ingalls*, *chair*

As of March 27, 2014

- 133 homes are behind on assessments
- 46 Homes being handled by the attorney for collections of past assessments. (Included in 133 homes.)
- 3 Homes in bankruptcy. (Included in 133 homes.)

Golf Club Committee: *Keith Faunce* , *chair*

Nothing Reported.

Lakes - Landscaping Committee: Kelly Papineau, chair

Austin Outdoors is into their second week of mowing and trimming . Assessments of the community common areas and taking soil samples have been completed.

Lakes/Landscape committee is in need of volunteers. Anyone interested should contact Tim Scholl.

Rules and Regulations Committee: John Petry, chair

the following fines were issued in the community

#### W. Clovelly Lane

Landscaping Violation: \$50 Ongoing violation & previously fined in September 2013)

Landscaping Violation: \$500 (Entire lawn/landscaping is in poor condition & it has been an ongoing violation)

Exterior of Home-Other: \$1,000 (Entire lawn is in very poor condition & the property appears to be bank owned/foreclosed)

#### W Quay Road

Landscaping Violation: \$500 (Entire lawn is in very poor condition & it has been an ongoing violation)

#### S Saxxon Road

Landscaping Violation: \$500 (Entire lawn is in very poor condition & it has been an ongoing violation. Although the homeowner sent an email to the management company claiming no knowledge of a problem, they were fined \$100 in September 2013 for the same violation)

RV and Boat Storage Committee: Derek Cioffi, chair

new keys will be issued on Saturday, March 28, 2014

Security Committee: Paul Andruzzi, chair

Paul A stated that the police are still investigating the alleged attempted abduction of a child in the community.

All residences are reminded to report any suspicious activity by calling the Sheriffs Department's **non emergency number: 904.834.8034. For emergencies call 911**

Social Committee: Jacci Easterling, Chair

Linda reported that adult bingo night on 04/12 is scheduled at the clubhouse is and encouraging residents to sign up. Family Bingo on June 6<sup>th</sup>. Details were sent out and are noted on SH website.

*If you have any questions regarding the Social Committee or how you can be part of the planning and fun, please email Heather Hill, our Lifestyles Director with First Service Residential at [heather.hill@fsresidential.com](mailto:heather.hill@fsresidential.com).*

South Hampton Living Magazine Committee: Kelly Papineau, chair

Kelly is asking for people to submit articles for the magazine. This is one of the main ways to communicate with South Hampton Residence.

#### Old Business:

None

## **New Business**

**Future HOA Board Meetings** Watson Realty building conference room has been booked for the following dates:

- 4/16
- 5/20
- 6/17
- 7/15
- 8/19
- 9/16
- 10/21
- 11/18
- 12/16

In order for the community to hold it's meeting one of their realtor's has to stay in the building and lock up until after a meeting. We really appreciate Myrna for staying for our last meeting.

### **RV and Boat Storage Yard**

- looking into spraying all the weeds in the yard. Austin has provided a price of \$300 to treat the weeds
- A tow company was called to remove the vehicles that are not registered or that FRS doesn't have any information on. They will charge SH \$500 for each vehicle until the owner of the vehicle pays the fee. The board does not want to pay that and is looking into applying mechanic's liens. The other option is to wait until the owners come forth once they see that the locks have been changed and their keys don't work.
- New keys will be issued on Saturday, March 29 to all that have registered.

**Accident at West Entrance** - On March 26, 2014 around 5 PM an elderly gentlemen leaving SH drove onto one of the islands that divides the entrance. The good news is he seems to be OK. The not so good news some low bushes, a 8' +/- tall tree, a dividing roadway sign, a light and the sprinkler system around the bushes were destroyed.

**Pool Filtering Equipment** - Josh reported that the filtering equipment at the pool is starting to show it's age and may need to be replaced at some point. FRS will look into getting pricing on it

**Kiddy Pool** - the filtering pump for this pool has failed. There are no plans to replace it until the new Amenity Center is completed.

**Golf Course Sign** - the golf course approached us to ask if they could put an electronic sign out on 210. They stated that the Community would be invited to use it also for HOA meetings, Yard Sales, Etc. They were going to design the sign and send us the details. We believe that the county is not allowing electronic signs along 210. The board is not interested in pursuing this

**Golf Course Building** - the golf course is looking into building a three-sided building (sides and back with a roof) over where the members practice area is. The approximate size is 30' long, 18' wide and about 12' high. The board is going to advise them to let the residence know who's property backs up against this area of their intentions. The board doesn't feel the project needs to be submitted to SH's ARC for review.

**Modification Application** - a statement was added to the form that states it may take up to 30 days for applications to be review from receipt of a complete application

**Neighbor Publications** - these are the people who manage SH's website, the SH Living Paper and sends out the emails to the community. They suggested that we upgrade the service for additional enhancements, one of which is being able to send out multiple emails in a single day. The board is not interested in being charged for the additional service.

**Vesta** - They have submitted a bill for \$3369.78. Vesta managed SH community last year for a short period of time (January 2013 through March 2013) and still shows an outstanding balance. They noted that all invoices with backup receipts were provided to the board at the time, and that they have tried to reach out to Cynthia Woods numerous times. The invoices were mainly for repairs and start up supplies in order to get the amenity center back up to

standard, since the pool and surrounding areas was in poor shape when we took over in January 2013. The supporting documentation has been requested.

**Vesta** – They are trying to resolve several matters with this board. A letter was attached that outlines the issues as well as the complaints and subsequent dismissals that were filed by South Hampton against their company. What remains at issue are the claims made by Ms. Woods and the conflict those claims present against our management contract with the community. Derek is working directly with them and Ansbacher Law to resolve this matter at no cost to SH

**Commercial Vehicle** – the resident on Austin Lane has been notified that the vehicle cannot be parked within the community.

No other comments or questions.

**MOTION:** Paul L made a motion to adjourn the meeting. Dan seconded the motion. All in favor. Motion passed 4 – 0. (Paul A left for work during the meeting at 6:35 PM)

Meeting adjourned at 7:10 PM

**NEXT MEETING ON WEDNESDAY, April 16th at 5:30 PM at the Watson Building**

Respectfully submitted,  
Paul Lentine  
Secretary, South Hampton HOA Board

DRAFT