



# SOUTH HAMPTON

## July 1, 2014 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, July 1, 2014** by Derek Cioffi at 5:32 p.m. at the Watson Building conference room.

### Roll Call:

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

### Approval of Previous Meeting Minutes

**MOTION:** Motion by Paul Andruzzi to approve the June 1 meeting notes. Dan seconded the motion. All in favor. Motion passed 4 – 0.

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

- A. The Amenity Center project is underway. The old building is completely torn down. The pool is closed until December.
- B. The boat and RV storage area has been cleaned up and FSR is going down the waiting list to rent the remaining three spaces.
- C. Additional quotes are being requested for rail ties between the spaces in the Boat and RV storage area. We briefly discussed what appear to be orange cones that divide the spaces at the new Boat and RV storage facility on 2209. Depending on price of the cones this may be a better way to divide up the spaces.
- D. Quote was requested from Liberty Electric for a security light at the entrance to the Boat and RV storage area. The owner came back and recommended against a motion sensor because there are still a lot of issues with them. We are looking into converting the three existing 400 w metal halides fixtures to LEDs and leaving them on all night.
- E. Tim contacted Caption Andrew O'Quinn with the SJ's Fire and Rescue regarding the washed out area near the hydrant at the corner of Lyndhurst and Landquard. Caption O'Quinn visited the site and came back to say he doesn't believe it was his crews that caused the washout. Tim plans on contacting nearby residents to see if they remember any details regarding this.
- F. A new motor and pump have been installed in the fountain in pond #26. The contractor has been asked to provide the motor specs for the files.
- G. FSR looked into whether to have the existing pool chairs and lounges reconditioned (new straps and frames painted) or to buy new furniture. Three quotes were received. One for refinishing and two quotes for the new furniture. It looking like it will cost less to purchase new furniture than to recondition the existing furniture. The quotes are being given to the Clubhouse and Recreation committee for their input and recommendations.
- H. People continue to park on the grass along SH Club Way. We discussed putting up "No Parking on the Grass" signs but will first look into putting up the little flags you see for marking buried cable, electrical, gas, and water lines.
- I. Austin is scheduled to return and finish trimming the oak trees along the basketball court within the next couple of weeks. Austin already did some trimming but more is needed.
- J. Austin has explained the pricing on the sprinkler repairs and the board has accepted it. The repairs should be completed by end of next week.

- K. Austin has been given permission to go onto the homeowners' property and grind down the exposed Cypress tree roots near the west entrance. The work is in the process of being scheduled.
- L. Violations – 56 violations were issued in June with 12 appearing on the last report. The most common violation include “cut your grass, weed your gardens, remove weeds from lawn or trim bushes and trees. Others included repair dead turf, replace dead sod, trash cans must be stored in the garage, and re-stain wooden fences. The goal for the violations is for the resident is to address the violation thereby keeping the community looking good. Violations not addressed will receive a fine.
- M. Delinquencies – FRS provided to the board a printout of the delinquencies
- N. Financials – FSR provided the financials to the board. Financials are also available to homeowners upon request to Tim Scholl at [tim.scholl@fsresidential.com](mailto:tim.scholl@fsresidential.com)
- O. The light controller for the basketball court lights was vandalized again. This is now three plus times the controller has been damaged. Because of the Amenity Center Construction there is no power for the basketball and tennis court lights. A work around is being investigated. A suggestion was made to put the timer inside the new building and leave the lights on until a certain time every night. We looked into replacing the existing metal halide fixtures with LED fixtures but the LED's are still very expensive and the simple payback (project cost/energy savings) is 10 plus years, which is too long.
- P. Second half HOA fees – By now everyone should have received their 2<sup>nd</sup> half HOA fees. They were mailed out late. Residents are reminded the fees are due July 1<sup>st</sup>.
- Q. 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).

**Committee updates:**

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

- The website has been updated with a checklist for residents considering projects. This checklist notes the required documents that should be submitted along with the Modification Application. This was developed by the ARC to help reduce the time it takes to get applications reviewed

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

	Address	Project	Submittal Date	Comments	Approval Date
1	1204 Garrison Dr.	Fence	05/13/14	** ARC Recommends Approval Approved by Dan and Paul	6/19/14
2	2278 W. Clovelly Ln.	Concrete Walkway	05/23/14	** ARC Recommends Approval Approved by Dan and Paul	56/25/14
4	1851 S. Landguard Rd.	House Painting	5/30/14	** ARC Recommends Approval Approved by Dan and Paul	6/24/14
5	1945 Lyndhurst Dr.	House Painting	6/05/14	** ARC Recommends Approval Approved by Dan and Paul	6/13/14
6	268 SH Club Way	Front Landscaping	6/07/14	** ARC Recommends Approval Approved by Dan and Paul	6/24/14
7	2045 E. Clovelly Ln.	House Painting	6/09/14	** ARC Recommends Approval Approved by Dan and Paul	6/19/14
8	1341 Garrison Dr.	Screen Enclosure, Lanai	6/20/14	** ARC Recommends Approval Approved by Dan and Paul	6/25/14
9	1262 Garrison Dr.	Screen Enclosure, Lanai	6/23/14	** ARC Recommends Approval Approved by Dan and Paul	6/30/14
10	3032 Atherley Rd.	Screen Enclosure, Lanai	6/23/14	** ARC Recommends Approval Approved by Dan and Paul	6/30/14

Construction Committee Report: Brian Schulz, chair

Work is continuing on the Amenity Center Project. The old building has been demolished and the foundations for the new building are ready to be placed. The project is on schedule. The trellis that was not part of the project is being taken down and a small scale zero clearance spray structure is being investigated. Upon closer look the trellis has some rot and is being taken down at no cost to SH. Information on the new Amenity Center can be found on SH website.

The Pool, Amenity Center building and parking lot closed May 27<sup>th</sup> at 6 AM for the rest of the year.

The basketball and tennis courts as well as the soccer field will remain open during construction

Clubhouse and Recreational Committee - Tina Perez, Jaci Easterling Co-Chairs  
See the Social Committee report below.

Finance Committee *Larry Ingalls, chair*  
No report given

Golf Club Committee: *Keith Faunce, chair*  
No report given

Lakes - Landscaping Committee: *Kelly Papineau, chair*  
Austin Outdoors has almost completed all the work on the community sprinkler systems. They are going a great job and the landscaping around the community is looking very good.

Doug Charles was contacted and asked about fishing in the SH storm water ponds. Doug responding by stating the following:

Paul,

Over my 26 years of experience in Aquatic Management I found grass carp to be a very effective tool in controlling and preventing submersed aquatic weeds that can infest storm water management ponds. These sterile fish do such a good job in conjunction with our herbicide program that our retention ponds become very healthy and an attractive part of the landscape.

Many people believe these storm water ponds are natural ponds and therefore open for fishing. Even though our ponds may have many native fish such as largemouth bass, bluegill and catfish, they are not natural ponds. These ponds are heavily polluted with fertilizers, heavy metals, harmful bacteria, fecal coliform, and hydrocarbons among other compounds.

It is my opinion that no fishing of any kind including catch and release is done in storm water ponds.

- \* First of all someone could get hurt, the ponds are not playgrounds.
- \* Second lawsuits could be filed if someone does get hurt fishing, I have been personally threatened with lawsuit over having such an attractive pond; lawyers call it an attractive nuisance.
- \* Third these ponds are polluted and potentially harmful and the fish should never ever be eaten, even though I get that question asked all the time.
- \* Fourth, I have found that where fishing is allowed, catch and release or not, the grass carp do much better in a no fishing situation.
- \* Fifth, unwelcome fishermen will use your pond thereby trespassing on your property.
- \* Sixth fisherman for some unknown reason love to make a mess and leave it for us to clean.

Hope this helps.  
Doug Charles

P.S.  
I love to fish but not in retention ponds.

Residents should be aware of the following:

- \* the community pays approximately \$34,000 a year to maintain the storm water ponds.
- \* last year's board voted not to allow fishing in the SH ponds. No fishing signs are posted at many of the ponds.

- \* residents are asked to call the Sheriff Depart. non emergency number 904.834.8034 to report any fishing.
- \* Parents are asked to talk with their kids about fishing.

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

Currently FSR gets the monthly reports from Charles Aquatic. The board requested that these reports be sent to the board.

Rules and Compliance Committee: John Petry, chair

The June 24th minutes of the RCC committee were provided to the board and approved. FSR will issue violation letters along with any applicable fines associated with the violations.

RV and Boat Storage Committee: Derek Cioffi, chair

there was a meeting on June 30 and all the renters were invited. An overview was provided to the ten people that showed up. Currently there are two vehicles parked in spaces that should not be there. These people will be notified and if they don't remove their vehicles they will be towed at the owners expense.

- \* There are three vacant spaces still to be rented and the two spaces with vehicles may also become available.
- \* this committee wants to be part of the approval process for future renters.
- \* Landscape timbers are the least cost option but cones to divide up the spaces at the "storeyourrvandboat.com" facility on CR 2209 are being looked at.
- \* Suggestion was made to have a second lockset on hand. The cost is being looked into.
- \* A renter complained that their check has not been cashed. FSR will look into this.
- \* RFI are being considered for the RV and Boat Storage. RFI systems will be part of the new amenity center.
- \* It was noted that it cost \$130/month to rent a 27 ft. long space at the new RV and boat facility on 2209. Remotes to open the gate are extra.

Security Committee: Paul Andruzzi, chair

There was a break in at the golf course. Car window was smashed and valuables taken. Sheriff Dept. is investigating. Residents are reminded not to keep valuables in the vehicles.

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

No report given

*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: Derek Cioffi, Temporary chair

SH is in need of a chairperson who would coordinate the SH Living Magazine. Derek is doing it on a temporary basis amongst many other things. If no one volunteers the SH Living may go the wayside. This is unfortunate because this is one of the main ways to communicate with South Hampton Residence.

If anyone has any interesting articles please submit them to Heather at FSR. ([Heather.hill@fsresidential.com](mailto:Heather.hill@fsresidential.com))

Old Business:

None

New Business

**Amenity Center** – As reported above the project has started and working towards a Dec 2014 completion.

**Fireworks** – Residents complained of the fireworks and the danger setting a house or the woods on fire. This is a county issue and it should be noted that any fireworks that go up into the air are illegal. We should expect them on certain holidays. Call the non-emergency number if you want to report them.

**Sandbox in the West Entrance Park** – It was noted that sand boxes in general are not very sanitary and that SH should consider removing the existing sand box. Before a vote on the sand box the board would like to look at other options to replace the sand box. Tim will provide Dan with a catalog to review.

**Committees** – The SH website will be update with a list of people on this year’s committee members.

**No Parking on Grass** – Residents are reminded that there is no parking on grass areas. Most of these areas have sprinklers that may be damaged if a vehicle drives over them. It’s also not good for the grass. If you park on grassed common areas you may find a “No Parking” sticker on your front windshield that will have to be scarped off.

**Painting of Houses** – Residents should be aware that modification application found on SH website must be submitted along with the colors to be used. Anyone painting his or her house without ARC approval will be issued a violation. House colors must be earth tone that fit in with the community.

**Rte. 210 Corridor Future Development** – The signs along CR 210 were mentioned as not being in compliance with codes. The best way to drawn attention to these signs is for residents to contact their county representatives. Residents wanting to know about the road expansion should visit the SR9B.com website

No other comments or questions.

**MOTION:** Paul A made a motion to adjourn the meeting. Dan seconded the motion. All in favor. Motion passed 4 – 0.

Meeting adjourned at 6:37 PM

**Next HOA Meeting will be on Tuesday, August 5 at 5:30 PM at the Watson Building**

Respectfully submitted,  
Paul Lentine  
Secretary, South Hampton HOA Board