



SOUTH HAMPTON Living

Your guide to the good life

SEPTEMBER 2014 • VOLUME 8 • ISSUE 9

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SH News

South Hampton Newsletter

Calling all College
Journalism Students!

Your participation in our community will help your dream of being a journalist and writer become a reality! Join the South Hampton Living Newsletter Committee.

As a volunteer contributor you will: write articles, plan content and learn valuable skills to add to your graduation portfolio.

Having your work published and distributed is a HUGE reason to volunteer. By doing this it will give you validated practical experience to use on a resume. Employers look for someone who is a go-getter; the student with initiative gets the job! What better way to reel in that job interview than to have a winning resume?

Move Your Career in the
Right Direction!

Don't miss one of the best opportunities presented to you this year!

**PLEASE EMAIL HEATHER HILL
AT Heather.Hill@fsresidential.com for details on how you can participate.**

Gentle Reminder: Keep South Hampton Beautiful!

Please keep your driveways clear of garbage cans, storage bins and benches. Trash, recycle bins and yard waste should be placed at the curb the night before their designated pick-up dates.

Help keep South Hampton a beautiful community to live in!



South Hampton Living

Publication Policy

The function of South Hampton Living is to serve the entire South Hampton community. Priority will be given to reporting news and activities of South Hampton neighborhoods, community organizations and other news and events that directly affect the residents of South Hampton.

Second priority will be given to articles of general interest as space permits. Articles and photos must be received by the due date prior to publication. Due to space limitations, all articles are subject to editing.

Letters to the editor must be signed, brief and in good taste. Views expressed are those of the writer and do not express the viewpoint of the editorial staff, the South Hampton Homeowners Association Board or FirstService Residential.

South Hampton Living's acceptance of advertising does not constitute an endorsement or approval of any product or

services by the publisher, South Hampton Homeowners Board of Directors or FirstService Residential. The publisher reserves the right to refuse advertising that does not meet the standards of the publication.

The publisher of South Hampton Living agrees to indemnify and hold harmless South Hampton residents, South Hampton Homeowners Association Board and its directors and committees, FirstService Residential directors and members from any claims asserted against or financial liabilities incurred by them arising from commercial content of this publication or anything contained in any advertising copy, including without limitation any claims of whatever nature asserted by advertisers or potential advertisers.

South Hampton Living is published for residents of South Hampton. South Hampton Living is a product of The Florida Times-Union.

about this newsletter

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Help contribute to your neighborhood magazine!

South Hampton Living is produced for South Hampton residents by South Hampton residents just like you! If you'd like to offer content for publication, here's how to get started:

Stories/Photography: Send your articles and/or high-resolution jpegs to Heather Hill at heather.hill@fsresidential.com. Microsoft Word documents must be saved as ".doc" files. Please do not use the "e-mail" function offered through photo software or Web sites when sending photos. Do not embed photos in documents.

Stories/photographs due: October Issue – Mon., August 25

Advertising Deadline: October Issue – Wed., August 27



June 3, 2014 HOA Meeting Notes

Call to Order:

The Board of Directors called to order this meeting on Tuesday, June 3, 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), 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 May 19 meeting notes. Paul A seconded the motion. All in favor. Motion passed 5 - 0.

Manager's Report: presented by Tim Scholl

- A. The Amenity Center project is underway. The old building is almost completely torn down. Note that the pool will be 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 spaces. There is one spot left to be rented and have been asked to get that spaced rented as soon as possible.
- C. Additional quotes are being requested for rail ties between the spaces in the Boat and RV storage area.
- D. Quote is being requested from Liberty Electric for a security light at the entrance to the Boat and RV storage area,
- E. JEA has been contacted three times now with no response to repair the washed-out area near the hydrant at the corner of Lyndhurst and Landquard. The next step is to contact a supervisor there.
- F. The fountain in pond #26 has failed and two proposals were evaluated. The board decided to go with the vendor with the longest aggregate warranty. The cost is \$3,691 to furnish and install a new pump and motor. The equipment is on order and will be installed as soon as it comes in. The contractor has been asked to provide the motor specs along.
- G. "No Parking" signs were erected near certain common areas to keep people from parking vehicles on these areas and damaging the grass and sprinklers.
- H. Looking into whether to have the pool chairs and lounges reconditioned (new straps and frames painted) or to buy new furniture. If they are reconditioned we are asking the contractor to pick them up now and bring them back when the new Amenity Center building is complete.
- I. FSR received a check for \$3,300 to pay for the damage sustained from the accident at the west entrance. However the check was sent back as it needs to be made out to SH and not FSR. Tim will get with Austin for a price to replace the damaged bushes.
- J. Austin is scheduled to trim the oak trees at the basketball court within the next couple of weeks. Tim will follow-up with Kelly on the landscaping committee.
- K. Austin provided two separate estimates to fix the common area irrigation system. The sprinkler system needs extensive repairs and replacement of equipment including heads, controls, time clocks and rain sensors. They also provided an estimate to adjust the zones around the Amenity Center to that the areas outside the construction area would be watered over the summer.
- L. FSR is in the process of getting permission from the homeowner near the west entrance to grind down the exposed Cypress Trees roots located on common property that grew onto his property. Austin Outdoors has provided a cost to do this.

- M. Violations - 23 violations were issued in May. The most common violation was "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. Another 12 violations were written in the first week of June.
- N. Delinquencies - FRS provided to the board a printout of the delinquencies
- O. Financials - FSR provided the financials to the board. Financials are also available to homeowners upon request to Tim Scholl at tim.scholl@fsresidential.com
- P. The light panel/switch for the basketball court lights was vandalized and is on the ground. FSR was asked to repair it as soon as possible as it is a safety issue. Because of the Amenity Center Construction there is no power for the basketball and tennis court lights. A work around is being investigated. Suggestion was made to put the timer switch inside the new building where it can't be vandalized. This the second or third time someone has damaged the panel trying to get the lights to work. Not sure why someone would want to vandalize an electrified panel/switch that this is very dangerous and they could get electrocuted.
- 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. Residences are also asked to pick up any trash that may be in front of their house.

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)

- 509 Wetherby Ln • Gutters, replacing existing 4" with 6" wide gutters • 04/16/14 • ** ARC Recommends Approval Approved by Dan and Paul • 5/15/14
- 362 S. Hampton Club Way • Patio Pavers • 04/15/14 • ** ARC Recommends Approval Approved by Dan and Paul • 5/29/14
- 1172 Garrison Dr. • House Painting • 4/23/14 • ** ARC Recommends Approval Approved by Dan and Paul • 5/23/14
- 2233 W. Clovelly Ln • House Painting, Re-grading the entire yard, new plantings • 4/30/14 • ** ARC Recommends Approval Approved by Dan and Paul • 5/29/14
- 895 Garrison Dr. • Partial Driveway Replacement • 5/14/14
- ** ARC Recommends Approval Approved by Dan and Paul • 5/23/14
- 914 Garrison Dr. • New Palm tree and bushes • 5/07/14 • ** ARC Recommends Approval Approved by Dan and Paul • 5/23/14
- 1544 Austin Lane • Paver Driveway • 5/16/14 • ** ARC Recommends Approval Approved by Dan and Paul • 5/29/14
- 3116 E. Banister Rd. • Privacy Fence • 4/17/14 • ** ARC Recommends Approval Approved by Dan and Paul • 5/31/14
- 1106 Garrison Dr. • House Painting • 5/10/14 • ** ARC Recommends Approval Approved by Dan and Paul • 6/05/14.

Construction Committee Report: Brian Schulz, chair, Larry Ingalls, co-chair

Auld & White is in the first phase of the construction project demolishing the existing building. The project is on schedule. Information on the new Amenity Center can be found on SH website.

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

Continued on page 5



Continued from page 4

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

FYI Habitat for Humanity was invited to come into the existing building before it was demolished and take items that would be useful to them. They ended up taking the furniture, appliances, cabinets and more.

Clubhouse and Recreational

Committee: Tina Perez, Jaci Easterling

Co-Chairs

See the Social Committee report below.

Finance Committee: Larry Ingalls, chair

As of May 31, 2014

- 122 homes are behind on assessments.

It was noted that about 40 homes owe less than \$100.

- 37 Homes being handled by the attorney for collections of past assessments. (Included in 122 homes.)

- 3 Homes in bankruptcy. (Included in 122 homes.)

It was suggested that FSR reach out to the residences that are delinquent and advise them of the amount they owe. It was suggested to include the delinquent amount in the second half HOA fees that will be

Continued on page 6



Continued from page 5

Golf Club Committee: Keith Faunce, chair
Nothing Reported.

Lakes - Landscaping Committee: Kelly Papineau, chair
Austin Outdoors continues to work on the community sprinkler systems. Repairs are being made and new time clocks, rain sensors and control boxes are being installed. They are also adjusting the zones around the Amenity Center to ensure that the areas outside the construction fence will receive water while the project is going on.

The total amount is \$10,796.96 not including the cost to adjust the zones around the Amenity Center. The board has approved this. Most of the repair money will come from a \$7,500 credit Austin provided SH in their proposal.

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

Rules and Regulations Committee: John Petry, chair

The March 25 and April 29 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.

MOTION: Paul L made a motion to approve the violations. Dan seconded the motion. All in favor. Motion passed 5 - 0.

RV and Boat Storage Committee: Derek Cioffi, chair
A meeting is planned sometime in June or July.

Security Committee: Paul Andruzzi, chair

Paul noted that kids are vandalizing some cars in the neighborhood and then walking down the cart paths on the golf course. Residents are asked to call the non-emergency number below when you see this. They have also been seen hanging around the bathroom buildings on the golf course. Again please call the non-emergency number when you see this.

FSR is in contact with the parents of the person responsible for the vandalism at the Amenity Center. The person will be doing community service and will apologize to the board at the next HOA meeting

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

Social Committee: Jacci Easterling, Chair

The Social Committee is hosting a Family Bingo night on Saturday, June 7 th at 6 PM at the Golf Club. There will be lots of prizes and fun for the kids of South Hampton. Contact Linda Bolger at lindabolger226@gmail.com with any questions you may have.

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.

South Hampton Living Magazine Committee: Derek Cioffi, temporary chair

KSH is in need of a chairperson who would coordinate the SH Living Magazine. Derek is doing it on a temporary basis. 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)

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.

Dogs running loose at the West Entrance Park - Big dogs have been seen running loose in the park off the West Entrance. Residents are reminded that all dogs must be on a lease and the owner must clean up after them. Call the Sheriff's non-emergency number to report them.

Security Cameras - This is being evaluated as part of the electronic build out of the New Amenity Center. Security cameras are being planned for the new Amenity Center and Pool area. Other areas under consideration are the two entrances, basketball and tennis courts, Boat and RV Yard.

Committees - A list of people on this year's committee members will be released shortly. The website will be updated after this is done.

No Parking Stickers - On order. If you park on grassed common areas you may find a "No Parking" sticker on your front windshield that you will have to scrape off. There are sprinkler heads in many locations that can get damaged. It's also not being good for the grass.

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 their 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 - A lot is being planned for this area. One development off CR16 has plans to build 3,000 homes. The new bridge and ramps being built on Interstate 95 will eventually connect to CR 2209. CR. 2209 will eventually connect to CR16. CR 210 will become a four lane roadway in the SH area. Residents concerned about the rapid development should contact their county representatives.

2014 Board - Residents in the audience stated that the board is doing a great job this year and being very professional while conducting the meetings.

No other comments or questions.

MOTION: Dan made a motion to adjourn the meeting. Paul L seconded the motion. All in favor. Motion passed 5 - 0.

Meeting adjourned at 6:34 PM

Next HOA Meeting will be on Tuesday, July 1 at 5:30 PM at the Watson Building

Respectfully submitted,
Paul Lentine
Secretary, South Hampton HOA Board

SUPPORT
LOCAL
BUSINESS!



Amenity Center Update

As you drive by the front entrance, you can see the excellent progress of our Amenity Center building construction.

Most of the concrete building foundations are been placed and the block walls for the fitness room are going up. The project is on schedule and we are hoping to have our first Holiday party in the building in December. Recently the decision was made to tear down the trellis over the kiddie pool, as it was discovered during the building demolition that some of the trellis columns were rotten and needed to be replaced. We requested a change order bid to remove the kiddie pool, in favor of a small splash area with sprinklers. Right now the contractor is putting together some ideas for our consideration.

We have received a few additional questions as to why the construction and pool work was started in the summer. For the residents that did not attend the New Amenity Center meeting in April, the decision to move ahead with the project rather than wait was a financial decision. The longer we waited to start the project the more construction materials would have cost, we were concerned about getting contractors to work on the project (you can see as you drive around there is a lot of building construction going on in and around this area) and we would have risked losing a very attractive and low financing rate. These items would have added more cost to an already expensive project. That said, we appreciate everyone's patience and understanding as we complete this investment into our community.

Lastly, a friendly reminder that this is an active construction site and residents are not permitted inside of the fenced area. This is for your safety and we appreciate everyone's support in observing.



Thursday Nights

7:00pm to 9:00pm

Dinner

6:00pm to 8:00pm

Food, Fun and Facts!

Open to the Public!



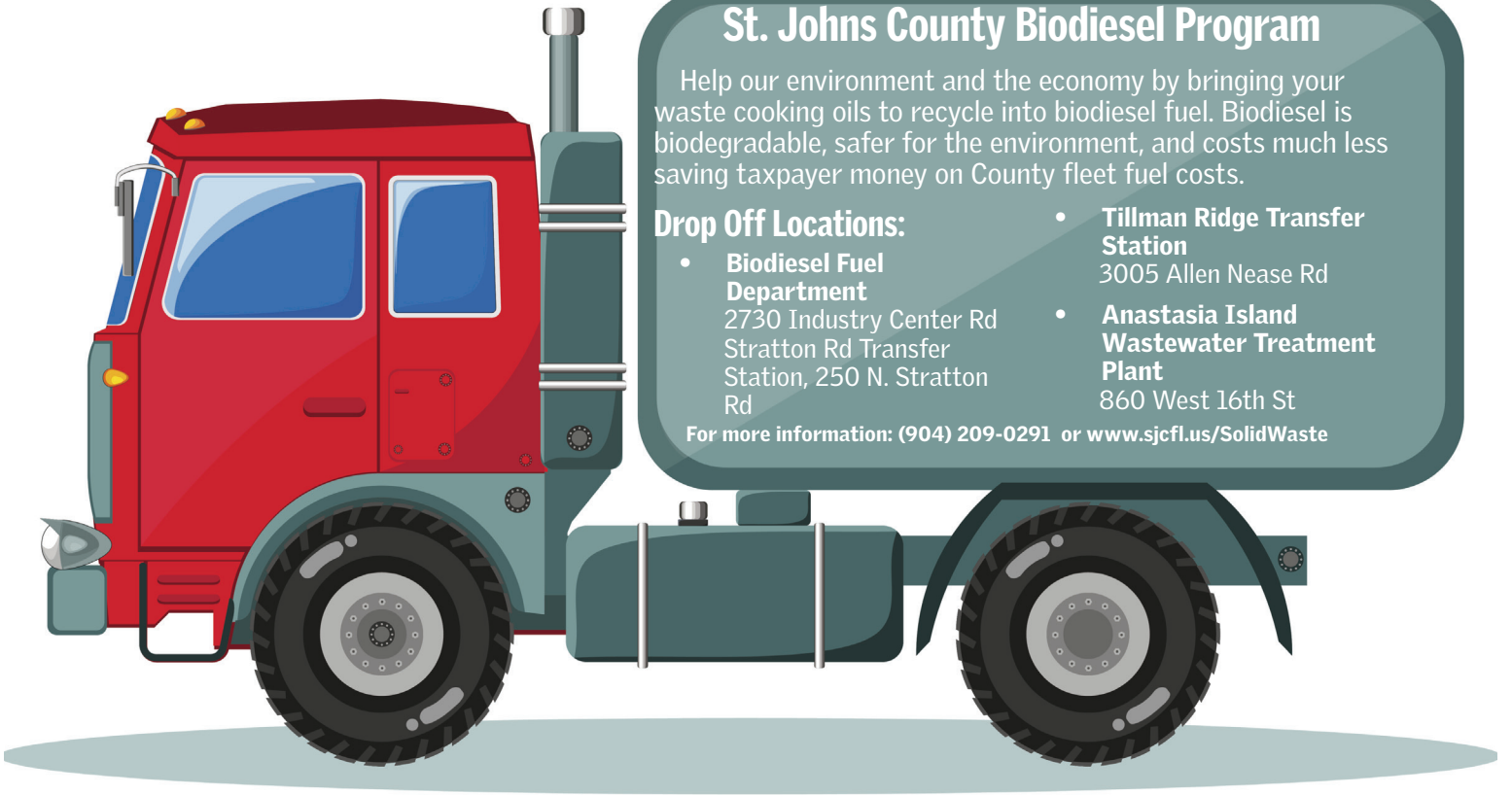
St. Johns County Biodiesel Program

Help our environment and the economy by bringing your waste cooking oils to recycle into biodiesel fuel. Biodiesel is biodegradable, safer for the environment, and costs much less saving taxpayer money on County fleet fuel costs.

Drop Off Locations:

- **Biodiesel Fuel Department**
2730 Industry Center Rd
Stratton Rd Transfer Station, 250 N. Stratton Rd
- **Tillman Ridge Transfer Station**
3005 Allen Nease Rd
- **Anastasia Island Wastewater Treatment Plant**
860 West 16th St

For more information: (904) 209-0291 or www.sjcfl.us/SolidWaste





KEEP SOUTH HAMPTON LOOKING BEAUTIFUL

All homeowners are encouraged to properly care for your home and yard. South Hampton is a beautiful community and the proper care of your home and yard will help your property values increase.

The following Lawn Maintenance and Landscape Requirements were established for our community:

- Lawns are to be cut at least once weekly
- Edging of all walkways, driveways, curbs and around the base of the home is necessary
- Landscape beds are to be groomed regularly
- Flowers around the mailbox are permitted, however they must be maintained
- Shrubs are to be trimmed
- Trees may require shaping; dead trees are to be removed
- Lawn ornaments are nice, however should be kept to a minimum
- Brightly colored lawn ornaments are not appropriate for the front yard
- Floral flags are not permitted, only the United States flag may be displayed in the front of your home.
- Lawns should be fertilized and free of weeds
- Lawns that have been damaged by chinch bugs must be repaired
- Lawns need to be fertilized to remain healthy and free of insects that will inhibit the growth and damage your yard.
- After treatment of bug infestation, fungus, and/or dead grass, St. Augustine plugs or sod must be placed in the infected area.



Serving Club Members, The South Hampton Community, and The General Public Daily.

The Grille at South Hampton features many options for everyone's dining taste. Options include daily breakfast and lunch, Thursday Trivia Night and Dinner, Special Friday Night Dinner, "To Go" service for lunch and dinner, catering for your special event, the ability to host parties, weddings, rehearsal dinners, and other social events. Check out our website and Facebook page for details regarding our menus and special events. You may also email Ray Winer at rwiner@dwagolf.com to begin receiving the club's announcements through email.



MON	TUES	WED	THURS	FRI	SAT	SUN
Breakfast! Everyday, 8:30 a.m. to 11 a.m. Take it to go! To go service available during breakfast hours.						
Lunch at The Grille! Everyday, 11 a.m. to 3 p.m. Take it to go! To go service available during lunch hours.						
Happy Hour! Everyday, 3 to 7 p.m. Domestic Draft Beer \$2.35 - House Wine \$4.50 - Well Drinks \$4.50						
			Trivia Night! Dinner: 6 to 8 p.m. Trivia: 7 to 9 p.m. Food, Fun and Facts! Hosted by The Robarges	Friday Night Dinner! 6 to 8:30 p.m. Fantastic new menu each week!		



Menu Updates at The Grille at South Hampton



STARTERS

JALAPEÑO POPPERS.....\$7

Cream Cheese stuffed Jalapeño Peppers, fried golden brown and served with Ranch Dressing.

BOOM BOOM SHRIMP.....\$7

Crispy Popcorn Shrimp, tossed in a spicy Mayonnaise Sauce and served over a bed of Mixed Greens.

BROCCOLI CHEESE BITES.....\$7

Breaded Broccoli and Cheddar Cheese, fried golden brown and served with Ranch Dressing.

CHICKEN QUESADILLA.....\$7

Shredded Cheddar Jack, Grilled Chicken and Pico de Gallo, pressed in a Flour Tortilla Shell. Served with Sour Cream and Salsa on the side.

CHICKEN TENDERS.....\$6

Lightly breaded Chicken, fried golden brown and served with your choice of dipping sauces. **Add a side for: \$3**

WINGS.....\$9

10 Wings fried and served tossed in your choice of mild, medium or hot Buffalo Sauce, BBQ Sauce, or Teriyaki Sauce. Option for grilled wings with a dry seasoned rub.

FRIED PICKLES.....\$5

Fried Pickle Chips served with Honey Mustard.

PORK POTSTICKERS.....\$8

Pork filled Wontons, fried golden brown and served with Sweet Chili sauce.

SALADS

Salad Dressing Choices Include: Caesar, Balsamic, Raspberry or Gorgonzola Vinaigrette, Thousand Island, Honey Mustard, Ranch, or Blue Cheese

TRADITIONAL CAESAR SALAD.....\$5

Romaine Lettuce, shredded Parmesan Cheese and Garlic Croutons, tossed in Caesar Dressing.

HOUSE SALAD.....\$5

Mixed Greens, Grape Tomatoes, Cucumbers, Carrots and Croutons.

SPINACH & CHICKEN SALAD.....\$8

Baby Spinach, toasted Almonds, Red Onions and Tomatoes tossed in a Raspberry Vinaigrette and topped with grilled Chicken.

CHINESE CHICKEN SALAD.....\$8

Mixed Greens, Grilled Chicken, Carrots, Crispy Wontons and Mandarin Oranges tossed in a Sesame Ginger Dressing.

GORGONZOLA PEAR SALAD.....\$8

Mixed Greens, Sliced Pears, Dried Cranberries and Candied Pecans, tossed in a Gorgonzola Vinaigrette and topped with Grilled Chicken.

SANTE FE CHOPHOUSE SALAD.....\$8

Chopped mixed Greens, Corn and Black Bean Relish, Pico de Gallo, shredded Cheddar Cheese, and chopped Fried Chicken tossed in a Jalapeño Ranch Dressing.

ADD TO YOUR SALAD

Add your choice of grilled or blackened Tilapia, grilled or fried Chicken, Tuna or Chicken Salad\$3

HALF SALAD & HALF SANDWICH COMBO

Pair a small House or Caesar Salad with half of a Sandwich\$7

Sandwich options included: Turkey, Ham, Tuna Salad or Chicken Salad, on your choice of bread.

Prices listed do not include tax or gratuity.

Consuming raw or undercooked meat, fish, or poultry may increase the risk of food borne illness.





Menu Updates at The Grille at South Hampton



SANDWICHES, BURGERS & WRAPS

*Includes your choice of French Fries, Steak Fries, Waffle Fries, Sweet Potato Fries, Coleslaw or Potato Chips.
Add Onion Rings or Fresh Fruit for just \$.75*

TEXAS RUEBEN.....\$9
Texas Toast, Pepper Jack Cheese, BBQ Beef Brisket, and Coleslaw.

THREE CHEESE GRILLED CHEESE.....\$7
Swiss, American, and Cheddar, with Bacon and Tomato served on your choice of grilled breads.

CLASSIC BLT.....\$7
Bacon, Lettuce, Tomato, and Mayonnaise on your choice of toasted bread.

THE MELTS.....\$8
Your choice of Tuna or Chicken Salad, served hot between griddled Rye Bread with Cheddar Cheese.

THE CUBAN.....\$8
Sliced Smoked Pork Loin, Virginia Ham, Swiss Cheese, Pickle Chips, and Yellow Mustard on a pressed Cuban Roll.

PHILLY CHEESE\$9
Shaved Steak or Sliced Chicken grilled Onions and Peppers, served on a Hoagie Roll with melted Pepper Jack Cheese.

CHIPOTLE CHICKEN WRAP.....\$8
Grilled Chicken, Chipotle Mayonnaise, Pepper Jack Cheese, Shredded Lettuce, and Pico de Gallo.

ULTIMATE CHICKEN SANDWICH.....\$9
Grilled Chicken, Carolina Gold BBQ Sauce, Bacon, and Pepper Jack Cheese on a Kaiser Roll with Lettuce and Tomato.

BUFFALO WRAP.....\$8
Choice of Fried Chicken or Shrimp, tossed in mild sauce with Lettuce, Tomato, and Blue Cheese dressing, served in a Flour Tortilla.

DELI BOARD.....\$7
Ham, Turkey, Chicken Salad or Tuna Salad, served on your choice of toasted bread with Lettuce, Tomato, and Mayonnaise.

FRIED OYSTER PO' BOY.....\$9
Lightly dusted Oysters with Chipotle Aioli, Lettuce and Tomato, served on a toasted Hoagie Roll.

ROAST BEEF & CHEDDAR.....\$9
Thin sliced Roast Beef, served cold on a toasted French Baguette with Cheddar Cheese, Horseradish Cream sauce, Lettuce and Tomato.

THE DWA BURGER.....\$8
8oz. Angus Burger, served on a Kaiser Roll with Lettuce and Tomato. **Turkey or Veggie Burger option available.**
Add cheese or bacon for 50 cents each.*

CHICKEN PRESS.....\$9
Grilled Chicken, Sun Dried Tomato Spread, Spinach and Mozzarella, on a pressed Hoagie Roll.

THE DWA CLUB.....\$9
A triple decker of Ham, Turkey, Bacon, American, Swiss, Lettuce, Tomato and Mayonnaise served on your choice of toasted bread. **Flour Tortilla Wrap option available.**

THE RUEBEN\$8
Choice of Corned Beef, Pastrami or Turkey. Grilled on Rye Bread with Swiss Cheese, Thousand Island Dressing and Sauerkraut.

FISH SANDWICH.....\$8
Grilled or blackened Tilapia served on a Kaiser Roll, or Corona battered Cod served on a Hoagie Roll, with Lettuce, Tomato and Chipotle Remoulade.*

TURKEY AVOCADO CLUB.....\$9
Sliced Turkey, Bacon, Avocado spread, Pepper Jack Cheese, Lettuce and Tomato, on a toasted French Baguette.

BBQ SMOKED PORK.....\$9
House smoked sliced Pork Loin, Sweet Baby Ray's BBQ Sauce, Cheddar Cheese and Onion Rings, on a Kaiser Roll.

Prices listed do not include tax or gratuity.

*Consuming raw or undercooked meat, fish, or poultry may increase the risk of food borne illness.





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 Landguard. 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. 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. 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
- 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 2nd half HOA fees. They were mailed out late. Residents are reminded the fees are due July 1st.
- 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.

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)

- 1204 Garrison Dr. • Fence • 05/13/14 • ** ARC Recommends Approval Approved by Dan and Paul • 6/19/14
- 2278 W. Clovelly Ln. • Concrete Walkway • 05/23/14 • ** ARC Recommends Approval Approved by Dan and Paul • 6/25/14
- 1851 S. Landguard Rd. • House Painting • 5/30/14 • ** ARC Recommends Approval Approved by Dan and Paul • 6/24/14
- 1945 Lyndhurst Dr. • House Painting • 6/05/14 • ** ARC Recommends Approval Approved by Dan and Paul • 6/13/14
- 268 SH Club Way • Front Landscaping • 6/07/14 • ** ARC Recommends Approval Approved by Dan and Paul • 6/24/14
- 2045 E. Clovelly Ln. • House Painting • 6/09/14 • ** ARC Recommends Approval Approved by Dan and Paul • 6/19/14
- 1341 Garrison Dr. • Screen Enclosure, Lanai • 6/20/14 • ** ARC Recommends Approval Approved by Dan and Paul • 6/25/14
- 1262 Garrison Dr. • Screen Enclosure, Lanai • 6/23/14 • ** ARC Recommends Approval Approved by Dan and Paul • 6/30/14

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• 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 27th 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, Jacci 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 (a) 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 Regulations 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

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)

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

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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 scraped 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 draw 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



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LOCAL
BUSINESS!