



# SOUTH HAMPTON

## September 2, 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, September 2, 2014** by Dan Beasley 5:33 p.m. at the Watson Building conference room.

### Roll Call:

Present: Derek Cioffi (President), (arrived at 5:45+/-) Dan Beasley (Vice President), Paul Lentine (Secretary), Larry Ingalls (Treasurer), Michael Strocchi (Community Association Manager), Quorum established.

### Approval of Previous Meeting Minutes

**MOTION:** Motion by Larry Ingalls to approve the August 5, 2014 meeting notes with a second by Dan Beasley. All in favor. Motion passed 3 – 0.

### Manager's Report: presented by Michael Strocchi

#### Current:

- a. Michael Strocchi introduced himself. In May 2012, I graduated from the University of North Florida with a Bachelor of Arts degree in Political Science. In April of 2013, I joined FirstService with an extensive service background having worked for the past eight years at Eleven South Bistro in Jacksonville Beach and earning high honors there with my strong customer focus. I have always made it my #1 priority to be responsive and provide a quick resolution to issues of both board members and residents. I have no doubt that I will demonstrate that same commitment in managing South Hampton.
- b. The storm drain sewer culvert pipe that runs from 2116 W. Quay Street: Brian Collins, superintendent with St. Johns County Road and Bridge, emailed with an opinion on the sewer culvert is a washout, not a sinkhole or failing pipe. His supervisor Rick Mills was onsite and observed; that there has been a recent trenching operation in this area and also that the downspouts from the home are contributing to the water runoff directed toward the retention pond. This runoff is transporting soil and material from the yard to the retention pond thus creating what appears to be a sinkhole. Brian Collins Suggests: replace the eroded soil into the depressions and stabilize the area with sod or similar stabilizing material to prevent further runoff. First Service Residential will contact homeowner and update homeowner of the St Johns County Road and Bridge findings and result.
- c. Fish Kill at pond 15 was reported to FirstService on 8.13. Charles Aquatic was out the same day investigating the issue. Charles Aquatic believes this is probably due to depleted oxygen levels via temperature change or rain flushing something in. Charles Aquatic removed any dead fish from the area the following day.
- d. RCC Committee Meeting I met with the RCC at their monthly meeting. The committee and I discussed issue with the RCC process; The RCC clarified with Management on expectations, processes, and accountability overall a successful meeting.
- e. Delinquent Report - 105 accounts were sent to the Ansbacher for collection. The firm is still processing the accounts. However 80 collections letters have been sent to delinquent homeowners. Currently I am fielding several emails and calls.
- f. Mail Boxes- After inspection with Paul, I will send out a mass email updating homeowners to keep up their mail boxes by repairing, cleaning and painting. The communication will have a specs and a picture of a well-maintained mailbox.

#### Projects

- a. Work is underway on the new clubhouse project. The pools will be shut down for the entire construction project.

**Violations**

- a. 27 Violations were written for August

**Financials**

- a. Provided to Board.

**Lake Report**

- A. Provided to Board.

**Misc.**

- a. Boat and RV Yard. Recycled rubber berms are being looked into as an alternative to wooden landscape timbers.
- b. People continue to park vehicles on the common area grass. "No Parking" signs are being looked into.
- c. Sprinkler repair update – Austin is done with the repairs. A walk through is being scheduled before payment is made.
- d. Residences with any problems, issues or concerns should contact Michael Strocchi. First Service Residential office number is (904) 733-3334, ext. 3733 and his email address is michael.strocchi@fsresidential.com.

**Committee updates:**

Architectural Committee Report: Paul Lentine, chair

- The Modification Application has been revised and the updated version will be put on the website. The following wording has been added to the application. "Modifications approved by the ARC are valid in the calendar year they are approved unless otherwise noted in the Approval Letter. All work must be substantially complete in the year of approval."

**MOTION:** To revised the Modification Application to include the revised wording. Motion by Paul Lentine, second by Larry Ingalls. All in favor. Motion passed 4 – 0.

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

	Address	Project	Submittal Date	Comments	Approval Date
1	415 N. Languard Rd.	Paver walkway from D.way to pool	7/22/14	** ARC Recommends Approval Approved by Dan and Paul	8/08/14
2	1007 Garrison Dr.	Tree Removal in back yard	7/30/14	** ARC Recommends Approval Approved by Dan and Paul	8/26/14
3	708 Corrigan Dr.	Painting Front Door and Shutters	8/08/14	** ARC Recommends Approval Approved by Dan and Paul	8/21/14
4	2132 W. Quay Rd.	Pool and Screen Enclosure/Lanai	8/05/14	** ARC Recommends Approval Approved by Dan and Paul	8/21/14
5	1537 Austin Ln	Extended Patio	8/19/14	** ARC Recommends Approval Approved by Dan and Paul	8/20/14

Construction Committee Report: Brian Schulz, chair

Larry Ingalls stated great progress is being made on the Amenity Center Project. The block walls are up and the roof trusses are in place. The project is on schedule.

Kidde Pool -Continuing to look into a Splash Area with some water features to replace the Kidde Pool. Bids are being requested from contractors.

Low Voltage Equipment- (Security and Access Systems, Sound Systems, Lighting, Wi-Fi, etc.) Proposal have been received, conducted face-to-face meetings with four vendors and now awaiting revised bids.

FYI: Every two weeks an onsite meeting is held with the contractor. Brain Schulz, Larry Ingalls, Dan Beasley and Paul Lentine attend these meeting to keep abreast of project and to discuss any potential issues.

Clubhouse and Recreational Committee - Tina Perez, Jacci Easterling Co-Chairs  
No report

Finance Committee *Larry Ingalls, chair*

105 Homeowner accounts with an outstanding balance above \$100, were sent to the Attorney for collection. In addition to these, 30 homeowners are currently in collection with our attorney, and another 3 are in bankruptcy. 28 Homeowner accounts owe less than \$100.

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

Lakes - Landscaping Committee: *Kelly Papineau, chair*

Paul Lentine stated Austin Outdoors continues to do a great job with the community common areas and responding to homeowners who let them know what they are seeing. All the work on the community sprinkler systems has been completed.

Lakes/Landscape committee is in need of volunteers. Anyone interested should contact Michael Strocchi.

Rules and Compliance Committee: *John Petry, chair*

Michal Strocchi stated FSR issued 27 violation letters for the month of August.

**MOTION:** To issue the violations and the fines. Motion by Paul Lentine, second by Larry Ingalls. All in favor. Motion passed 4 – 0.

RV and Boat Storage Committee: *Derek Cioffi, chair*

Derek Cioffi stated their committee has not had their meeting this month.

Security Committee: *Paul Andruzzi, chair*

Three vehicles were vandalized. GPS, phone charges and misc. items were taken. Residents are reminded to lock their vehicles.

All residences are reminded to report any suspicious activity by calling the Sheriffs Department's **non emergency number: 904.834.8304. 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*

There may or may not be SH Living Magazine this month as no one has volunteered to coordinate this. This is unfortunate because this is one of the main ways to communicate with South Hampton Residents.

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

**Old Business:**

**Sandbox in the West Entrance Park** – The sandbox has been removed and installing a geosphere is on hold until the Amenity Center Project has been completed.

**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. "No parking signs are being looked into.

**2015 Election/Nominating Community** – Elections are fast approaching and this committee made up of one board member and 3 to 5 residents needs to review the application and determine if any changes need to be made. This is a 90 to 120 day process. Please contact Michael Strocchi if you are interested in being on this committee.

**2015 Budgets** – The board started working on the 2015 budgets

### New Business

**The following motions were presented to the board and voted on. The Amenity center is rapidly being completed and decisions have to be made real time to keep pace with the progress. The board does not want to cause a delay in construction that could add to the cost of the project because a meeting has to be scheduled and a vote taken. Before any money is spent on the following approved motions recommendations and supporting documentation will be sent to the board to ensure the board members are in agreement with moving forward with a particular item. The amounts noted in the motions are estimated and it is expected the final cost will be less than what was approved.**

**1) Motion to increase the \$20,000 contingency funds in the contract for the Amenity Center to \$50,000.** The original \$20,000 has all been spent on misc. items that came up during the construction. \$15,942.17 was spent to remove storm drainage, modify a storm structure, and repair pool piping. The drainage system did not appear on Civil Drawings, and As Built Drawings do not exist. Other expenses include adding a backsplash (\$1,930) to the kitchen counter as required by code, and restriping the parking lot (\$697).  
Motion by Paul Lentine, second by Dan Beasley. All in favor. Motion passed 4 – 0.

**2) Motion to spend up to \$40,000 on a new water play area and to remove the existing kiddie pool.** The concept is to put in a multi-year zero clearance play area but to only spend up to \$40,000 this year. The play area would be piped for a few basic water features such as rainbow or spray loops, shooters, mushroom sprays this year plus additional water features within the next two years. Additional water features can be purchased in future years without disrupting the splash area. Bids are being solicited from two commercial contractors that install commercial grade equipment.  
Motion by Paul Lentine, second by Larry Ingalls. All in favor. Motion passed 4 – 0.

**3) Motion to spend up to \$30,000 on new pool furniture.** Pricing was obtained from two local vendors that sell quality pool furniture and one vendor who refinished furniture. It would include chairs, lounge chairs and tables. The pricing shows that it is less expense to purchase new furniture than it is to have the existing furniture repainted.  
Motion by Paul Lentine with a second by Larry Ingalls. Larry Ingalls and Paul Lentine voted In Favor. Derek Cioffi and Dan Beasley voted against. Motion did not pass.

**4) Motion to spend up to \$20,000 on new interior furniture.** This would include tables, chairs, desk etc.  
Motion by Paul Lentine, second by Dan Beasley. All in favor. Motion passed 4 – 0.

**5) Motion to spend up to \$10,000 for appliances for the Amenity Center kitchen.** This would include a refrigerator, warming drawer, microwave, & built-in kegerator.  
Motion by Paul Lentine, second by Dan Beasley. All in favor. Motion passed 4 – 0.

**6) Motion to spend up to \$90,000 for security system, access cards, sound system, TV's.** These items were not included in the general contract and the HOA will have to hire a contractor to do the work. Face to face meetings were conducted with four of the vendors and proposals are being finalized.  
Motion by Paul Lentine, second by Larry Ingalls. All in favor. Motion passed 4 – 0.

**8) Motion to upgrade sensors in the Amenity Center at a cost not to exceed \$3,500.** Sensors include daylighting

sensors in the main halls so that the lights are not on during the day, vacancy sensors in the multi-purpose and fitness room verses the occupancy sensors that were being proposed. Vacancy sensors do not turn the lights on as soon as someone enters the room, but rather gives the occupant the option of turning on the lights. Motion by Paul Lentine, second by Dan Beasley. All in favor. Motion passed 4 – 0.

FYI - An LED option for the interior lighting fixtures was considered however with the pricing provided by the contractor the upgrade was not cost effective. Simple playbacks as defined by the upgrade cost divided by the energy cost savings exceeded 10 years. Another obstacle was the lead-time to purchase and install the LED fixtures. The LED fixtures would have come in after the project is scheduled to be completed.

**FYI - Real Estate activity in South Hampton** Info provided by of Myrna Strain with Watson Reality

	May 2014	June, 2014	July, 2014	August, 2014
<b>Resales</b>				
Homes Sold	6	4	5	8
<b>Avg. Sold Price</b>	<b>\$254,692</b>	<b>\$372,975</b>	<b>\$311,200</b>	<b>\$304,953</b>
Avg. Price per SF	\$107	\$110	\$116	\$105
Avg days on market	63	82	87	95
<b>Homes on the Market</b>				
Active Listing	21	21	21	18
<b>Avg List Price</b>	<b>\$393,373</b>	<b>\$384,951</b>	<b>\$402,000</b>	<b>\$380,778</b>
Avg. List per SF	\$117	\$115	\$114	\$114
Avg Days on Market	81	108	101	110
Pending (under Contract)	9	10	9	3

The meeting was opened up to the attendees as a round table and asked if there were any other items to discuss. No other comments or questions were presented.

**MOTION:** Motion by Derek Cioffi to adjourn the meeting with a second by Dan Beasley. All in favor. Motion passed 4 – 0. Meeting adjourned at 7:09 PM

**Next HOA Meeting will be on Tuesday, October 7th at 5:30 PM at the Watson Building**

Respectfully submitted,  
 Paul Lentine, Secretary,  
 South Hampton HOA Board