



# SOUTH HAMPTON

## October 7, 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, October 7, 2014** by Dan Beasley at 5:33 p.m. at the Watson Building conference room.

### Roll Call:

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

### Approval of Previous Meeting Minutes

**MOTION:** Motion by Larry Ingalls to approve the September 2, 2014 and September 24, 2014 meeting notes with a second by Paul Andruzzi. All in favor. Motion passed 4 – 0.

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

#### Current:

- a) The storm drain sewer culvert pipe at 2116 W. Quay Street: Rick Mills, a supervisor and Chris Gatchell, a crew chief with the county visited the site and did some preliminary investigation. They took a probe rod and probed the ground at the worse depressions and found it to be very solid and stable. If there were a leak or hole in the pipe, there would most likely be a void below the ground surface or, at least very loose soil. Only the top layers of soil are eroding and not gotten much worse over the past few weeks. A leaking pipe should have created a cavity or large hole by now. In looking at the layout of the roof and pool deck drains, there has to be a tremendous amount of storm water coming from those drains and concentrated/directed toward the area of these depressions. The grass is very sparse leaving very little to hold the soil in place. They observed a similar condition on the other side of the residence, where no pipe is underground, but to a lesser degree due to there being more grass. The resident has recently placed sod on the pond side of his pool deck, I would guess due to sparse grass and erosion. They observed nothing that would indicate that there is a failed or leaking pipe. It is my professional opinion that if the concentration of storm water was lessened from the area, this problem would go away. Placing an underground pipe to the pond and connecting the drains to it could accomplish this. A letter will be sent to the homeowner and a meeting will be set up with the owner to discuss this further.
- b) Delinquent Report - 105 accounts were sent to the Ansbacher for collection. Several homeowners have called and I continue to forward the homeowner to the Collection Attorney. Want an updated status report for the transferred h/os. I will follow up with Ansbacher for report.
- c) FPL for Amenity Center – Application has been submitted for permanent power for new building. Waiting on FPL to update status of South Hampton into their system.
- d) 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.
- e) Boat and RV Storage. There are too many delinquent h/os in boat and RV storage. Emailed all h/os that are in arrears for payment; updated payments to coincide with dues. Previously h/os paid for 6 months of storage depending on when payment was made. Now, h/os will pay on Jan1 and July 1 to coincide with HOA dues

- f) Elections-Next month's BOD will be the HOA elections. H/O's have received proxies which need to be turned into FirstService as soon as possible. Also, if any h/o is interested, please complete the forms in the mail out and return to FirstService by Oct. 15th. There will be a follow up mailing with the candidates s posted marked by October 21, 2014

**Projects**

- a. Work is underway on the new clubhouse project.

**Violations**

- a. 88 Violations were written for September. This represents a marked increase from August of 27

**Financials**

- a. Not provided to Board

**Lake Report**

- a. Provided to Board.

**Misc.**

- a. People continue to park vehicles on the common area grass. "No Parking" signs are being looked into.
- b. Sprinkler repair update – Austin is done with the repairs and a walk through was completed on September 9<sup>th</sup>.
- c. 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

- A total of 11 applications were reviewed by the ARC. One application is pending and waiting on additional information.
- The following project was submitted, reviewed and presented to the board.

	Address	Project	Submittal Date	Comments	Approval Date
1	1537 Austin Ln	Extend Patio	N/A	ARC Recommends Approval	9/16/14
2	1274 Garrison Dr.	Privacy Fence	N/A	ARC Recommends Approval	10/7/14
3	1521 Austin Ln	Extend Patio	9/3/14	ARC Recommends Approval	9/16/14
4	2475 Winchester Ln	Screen Enclosure / Lanai	9/4/14	ARC Recommends Approval	9/16/14
5	1341 Garrison Dr.	Amenity Fence	9/4/14	ARC Recommends Approval	9/25/14
6	1325 Garrison Dr.	House Painting	8/23/14	ARC Recommends Approval	9/25/14
7	826 Garrison Dr.	Solar Pool Heating System	9/16/14	ARC Recommends Approval	9/25/14
8	826 Garrison Dr.	House Painting	9/22/14	ARC Recommends Approval	9/25/14
9	874 Garrison Dr.	Add Stone to existing columns	9/28/14	ARC Recommends Approval	10/2/14
10	903 Garrison Dr.	House Painting	9/28/14	ARC Recommends Approval	10/1/14

Construction Committee Report: Brian Schulz, chair

Amenity Center - Larry Ingalls stated the Amenity Center Project is continuing to make great progress. The roof structure has been completed and the brickwork, insulation and the refinishing of the pool are in progress. The project is on schedule.

Kidde Pool Replacement - The kiddie pool will be removed and replaced with a Splash Pad Area with water features. Bids were solicited from two pool contractors that were able to meet the very compact schedule. The goal is to have the splash area complete when the new building opens in December. Contract was voted on tonight and approval given to proceed.

**MOTION:** To approve the contract with Capital T Enterprises for \$55,425 for phase 1 and a budget of \$35,000 for additional water features. Paul Lentine made the motion with a second by Larry Ingalls. All in favor. Motion passed 5 - 0.

Low Voltage Equipment- (Security and Access Systems, Sound Systems, Lighting, Wi-Fi, etc.) Atlantic Companies, the same company that provides the community with security was awarded the work and has started.

Information on the new Amenity Center can be found on SH website.

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

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

No report

Finance Committee Larry Ingalls, chair

Larry presented the 2015 budget for South Hampton. The great news is that the annual assessment fees will remain the same as last year at a rate of \$1,169. The audience was invited to ask questions which were addressed by board members.

**MOTION:** To approve the budget as presented with no increase in assessment fees. Larry Ingalls made the motion with a second by Paul Lentine. All in favor. Motion passed 5 - 0.

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. All the repair work on the community sprinkler systems has been completed and a walk through inspection was conducted.

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

Rules and Compliance Committee: John Petry, chair

Michael Strocchi stated FSR issued 88 violations for the month of September.

**MOTION:** To issue the violations and the fines. Paul Lentine made the motion with a second by Dan Beasley. All in favor. Motion passed 5 - 0.

RV and Boat Storage Committee: Derek Cioffi, chair

Derek Cioffi stated their committee met October 6 and expected to move forward with the purchasing of new dividers that separate the spaces. One of the options is to purchase recycled rubber dividers however the 2000 lbs pallets that they come on need to be unloaded within 30 minutes otherwise there is an additional charge. Paul Lentine will contact the Golf Course and Auld and White to see if they have a forklift that could be used for the unloading.

Security Committee: Paul Andruzzi, chair

Nothing to report other than some speeding tickets and people not stopping at stop signs have been issued. 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

No change. 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:**

**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 Committee** – The Board and FRS are looking for volunteers to be on this committee. It will consist of one board member and 3 to 5 residences that will review all applications. Please contact Michael Strocchi if you are interested in being on this committee.

**New Business**

**Election of 2015 Board members.**

November 5, 2014 is election night. All residents should have received the nomination application and the proxy documents in the mail. Residents who meet the qualifications can submit their name as candidates for the Board of Directors.

It is **extremely important to return the signed proxy document** so that a quorum can be established otherwise another mailing will have to be sent out and possible delay in the elections. Our bylaws define a quorum as at least 1/3 of the homeowners submitting their vote via this proxy.

**Yard of the Month**

Kelly will send the information to Derek to include in the SH Living

**SH Community Yard Sale**

The community yard sale will be on Saturday, Nov. 15<sup>th</sup> between 8 AM and Noon time

**FYI**

**Real Estate activity in South Hampton** Info kindly provided by Myrna Strain with Watson Reality

\* The one house sold last month does not reflect a typical sale in SH. This house had in-ground salt pool and Spa, on golf course and numerous upgrades.

	June, 2014	July, 2014	August, 2014	Sept. 2014
<b>Resales</b>				
Homes Sold	4	5	8	1 *
<b>Avg. Sold Price</b>	<b>\$372,975</b>	<b>\$311,200</b>	<b>\$304,953</b>	<b>\$435,000</b>
Avg. Price per SF	\$110	\$116	\$105	\$135
Avg days on market	82	87	95	71
<b>Homes on the Market</b>				
Active Listing	21	21	18	
<b>Avg List Price</b>	<b>\$384,951</b>	<b>\$402,000</b>	<b>\$380,778</b>	<b>\$390,411</b>
Avg. List per SF	\$115	\$114	\$114	\$115
Avg Days on Market	108	101	110	100
Pending (under Contract)	10	9	3	7

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 Paul Andruzzi to adjourn the meeting with a second by Larry Ingalls. All in favor. Motion passed 5 - 0. Meeting adjourned at 6:39 PM

**Next HOA Meeting will be on Wednesday, October 15<sup>th</sup> at 5:30 PM at the Watson building.**

**The following HOA Meeting will be on Wednesday, November 5 at 5:30 PM at the Watson Building. This is election night. Anyone wishing to be considered as a candidate must have his or her application submitted to FSR by October 15<sup>th</sup>, 2014.**

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