

**SOUTHAMPTON AT SALEM SPRINGS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**MINUTES FOR JULY 14, 2015**

The Southampton at Salem Springs Condominium Association was held at Grace Community Church, 1725 Salem Road, Virginia Beach, Virginia on July 14, 2015. Members present were Roger Bir, Chris Lagey, Margaret Telesco, Marty Moynihan and Dana Pugh. Also present, Christy Fritz of United Property Associates, Association Manager.

There was proof of notice for this meeting.

No quorum was met for Annual Meeting.

Business meeting called to order at 6:50pm.

After IRS Resolution was read, Marty made a motion, seconded and carried unanimously to have Salem Springs Condominium Association apply any excess 2015 membership income as defined in IRS Reg. 1.277-1 to 2016 membership assessments to cover 2016 expenses as provided by IRS Revenue Ruling 70-604.

Opening Home Owner Forum was from 7:00pm and items covered were late proxies and parking. Convened at 7:15pm.

Marty made a motion, seconded and carried unanimously to accept the minutes from the June 16, 2015 meeting.

**Reports of Officers:**

President-see old and new business.

Vice President- no report

Secretary-to have a Draft of the minutes sent to homeowners via email so they are informed in a timely fashion.

Treasurer-none.

Member at Large-none.

**Reports of the Committees:**

Architecture Committee-1 Application

Landscape Committee-meeting in August to discuss replacing bushes.

Communications-to update email list

Pool Committee-benches ordered @ \$40. each top.

Christy gave her Management Report noting that the Insurance Policy and expiration date was omitted from our Contractors.

**Old Business:**

French Drains-Phase 1,2 and 3 has been approved...will add Phase 4.

Chris made a motion, seconded and carried unanimously to have the flags on mailboxes blasted and power coated for \$400.

Margaret made a motion, seconded and carried unanimously to accept Colonial Tree Care bid for removal and pruning at 1724, 1720 and 1716 for \$545.

**New Business:**

Insurance Committee is in place with Marty Moynihan as Chairperson.

Dana made a motion, seconded and carried unanimously to approve ARB Application for 4449 Salem Springs Way.

Marty made a motion, seconded and carried 4 yes, 1 no to have Management pay any bills up to \$1,000 without the approval of the Board per each event.

Marty made a motion, seconded and carried unanimously to pay Pyramid for roof repairs for 4473 SSW for \$587 and for repairs on 4336 in the amount of \$986.

Marty made a motion, seconded and carried 4yes and 1 no to pay the \$1,00 deductible for 4336SSW for damages inside home done by roof payable to Cary Restoration.

Margaet made a motion, seconded and carried unanimously to pay Brey Contruction for repairs on 1605SWC.

Closing Home Owners Forum comments to have Jennys cut back closer to wetlands and side perimeter. To possibly have roofs checked each quarter. A lengthy discussion was to re-schedule Annual meeting. It was asked if we could get copy of the Renters Lease,

Margaret made a motion, seconded and carried unanimously to adjourn regular meeting at 8:13pm.

Margaret made a motion, seconded and carried unanimously to go to Executive Session at 8:28pm.

**Executive Session:**

Case 07-14-2015 Marty made a motion, seconded and carried unanimously to waiver the late fees contingent if balance is paid in 60 days.

Marty made a motion, seconded and carried unanimously to adjourn Executive Session at 8:47pm, to return to Regular Meetig and adjourn Regular Meeting at 8:48pm.