

SOUTHAMPTON AT SALEM SPRINGS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

MINUTES FOR JULY 12, 2016

The Southampton at Salem Springs Condominium Association was held at Grace Community Church, 1725 Salem Road, Virginia Beach, Virginia on July 12, 2016. Members present were Debbie Burks, Margaret Telesco, Mike Cory and Dana Pugh. Chris Lagey was absent. Also present, Sherry Chapman of United Property Associates, Association Manager.

There was proof of notice for this meeting.

7 Homeowners were in attendance.

Debbie Burks called the meeting to order at 6:30pm.

Opening Home Forum: No input.

Debbie made a motion, seconded and passed unanimously to accept the June 16, 2016 minutes. It was noticed that the May minutes were approved by Mike, seconded and passed unanimously but was not included in the June minutes...Margaret made a motion, seconded and passed unanimously to acknowledge acceptance of those minutes.

Officers Reports:

President: Nothing

Vice President: Absent

Secretary: Nothing

Treasurer: May budget favorable to budget \$6,347, YTD favorable \$19,619.

Member at Large: Nothing

Committee Reports:

Architecture: Nothing

Landscape: Jennys is mowing too soon after rains. Debbie is leaving trash bags of weed and twigs on the street and not taking them with her. Questioned why for the past 2 months she is not following her contract concerning weeding/roundout?

Communications: Nothing

Pool: Bathroom door has been fixed. Discussion on visitors coming to pool with pass but without homeowner. This will now be allowed.

Management Report: Sherry gave her report noting that the City has no time line as to when they will repair the sidewalk.

Old Business:

2016 Reserve Projects: Sidewalk repair- Motion made by Mike, seconded and passed unanimously to approve Ricks Concrete contract for \$1800.

Shrubs: In the fall.

SASS "Social"-Mike made a motion, seconded and passed unanimously to cancel Social due to no interest.

"Existing Contracts" all in order.

CD Renewal Status: Sherry will check to see if the June 26th CD was renewed as voted on.

Sherry will also check to make sure no CD's are on auto renew and will change names on all CD's to President and Treasurer. Debbie made a motion, seconded and passed unanimously to approve the renewal of the August CD via email depending on the bank, length and rate with the Boards ok.

Community Maintenance Audits: Motion made by Debbie, seconded and passed unanimously to approve Warwick Builders for \$3900 a year to start quarterly inspection and have it completed and billed to us in the year 2016.

Proxy Ballot Review/Update: It was decided to go with the original Proxy (2015) adding a line that if the homeowner does not want proxy holder to add anyones name, it stands as stated.

Annual meeting will be August 9th, 6pm registration. Mike will work on the Agenda.

Paint Power Poles: Sherry spoke to Shane and will speak to JT Mitchell...Debbie got a quote for \$125. per pole from H&B and \$100. from Bob Minx (11 poles) Debbie will talk to Bob and go over his process. Roger reported on the Mold Analysis for his home which came out Normal.

Mike asked Sherry to followup on our request to get information on an overpayment for legal fees from last years Board.

New Business:

Dead Branches in Street will be removed by us.

Mailbox Brackets: Mike made a motion, seconded and passed unanimously to approve via email brackets needed and 4 extra depending on the price.

Paint for shutters and doors are from Sherwin Williams and website will be updated.

Closing Home Owners Forum: 7:35pm. Church will be available to us for at least the next 2 months. Places to consider for our meeting are VB schools which are free and UPA building. Question was asked why poles needed sanding they are fiberglass and should be matt finish.

Dana made a motion, seconded and passed unanimously to adjourn Regular meeting at 7:49pm.

Margaret made a motion, seconded and passed unanimously to go to Executive Session at 7:56pm.

Delinquencies & Remittae Report: All in order

Violations: Discussed and a comparison from October til May will follow.

Case #07122018 was discussed and will be addressed to homeowner by Board member.

Debbie made a motion at 8:12pm, seconded and passed unanimously to adjourn Executive Session, return to Regular meeting and adjourn Regular meeting.

Respectfully submitted,
Margaret Telesco, Secretary