

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

MINUTES FOR DECEMBER 8, 2015

The Southampton at Salem Springs Condominium Association was held at Grace Community Church, 1725 Salem Road, Virginia Beach, Virginia on December 8, 2015. Members present were Debbie Burke, Margaret Telesco and Mike Cory. Chris Lagey and Dana Pugh were absent. Also present, Nyota Teare of United Property Associates, Association Manager. Guests present were Bradley Mitchell and Charlene Cory.

There was proof of notice for this meeting.

9 Homeowners were in attendance.

Opening Home Owners Forum: 6:32pm. Items discussed were Insurance Policy and shrubbery.

Debbie made a motion, seconded and passed unanimously to accept minutes of November 10, 2015.

Officers Reports:

President: hold until later in meeting.

Vice Present: absent

Secretary: no report

Treasurer: \$43,000 in arrears. Books will be closed in December and then we will see where we stand. Waiting for Reserve Study.

Member at Large: absent

Committee Reports:

Architecture: No report.

Landscape: Mike made a motion, seconded and passed unanimously to have a list of recommended shrubs posted on the website by December 15th that homeowners can purchase, plant and care for on their own.

Communications: absent

Pool: No report. Pond lock box opened when touched...Nyota will check with Solitude to see if lock is ok and what the combo is.

Guest Charlene Cory went over 2 Insurance Policies and made the comparison for us and recommended to stay with Baskin with an increase of about \$1,000.

Management Report: Nyota gave her report noting that the next inspection will be in the middle of December.

Old Business:

Debbie made a motion, seconded and passed unanimously to approve renewing our Master Insurance Policy with Baskin for a term of 1 year.
Rental Listings: 5 leases received-1 outstanding. Nyota will send us the leases to review.
Update of "Reserve Study" - Fences were taken out as per Con Docs and Trees and Shrubs were added at a cost of \$6,000 per year for 5 years.
Creation of "Historian" position put on hold.
Roadway crack sealing will be in Reserve Study starting in 2016.
Debbie made a motion, seconded and passed unanimously to approve contract for Solitude for the year 2016 (\$169 per month).

New Business:

Installing "No Parking" sign at Exit.
Review of Rules & Regulations - table until February.
Update of "Arch Request Mod" forms to be up to date for folders.
Get quote from Floyds for termite control around pool.
Debbie will bring dog form for 2nd dog to 1708 Springs Edge Court.
Debbie made a motion, seconded and passed unanimously to buy Walter a tree pruner that was borrowed and broken while cutting branches on community property.

Closing Home Owners Forum: 7:30pm. Items discussed \$40,000 deficit due to landscaping. Was a CD cashed and why? Monthly maintenance will be \$290.00 as of January 1, 2016.

Debbie made a motion, seconded and passed unanimously to adjourn Regular meeting at 7:38pm.

Margaret made a motion, seconded and passed unanimously to go to Executive Session.
Mike made a motion, seconded and passed unanimously to remove late fee from 1282015.

Margaret made a motion, seconded and passed unanimously to adjourn Executive Session at 7:45pm and return to Regular meeting.

Margaret made a motion, seconded and passed unanimously to adjourn Regular meeting.

Respectfully submitted,

Margaret Telesco, Secretary

Southampton's Website: www.orgsites.com/va/southampton