

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

**MINUTES FOR SEPTEMBER 8, 2015**

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

There was proof of notice for this meeting.

31 Homeowners present.

Opening Home Owners Forum began at 6:32pm. Items discussed Jennys and Debbie's Landscaping work not up to par and sink hole.

Dana made a motion, seconded and carried unanimously to accept minutes of the July 14, 2015 meeting.

**Reports of Officers:**

Treasurer Mike reported a deficit of \$17,700. Mike met with Comptroller on the new budget and plans on discussion on budget in October and vote in November.

**Reports of Committees:**

Architecture Committee: Mike Cory will head Committee. No report

Landscape Committee: Dana will head Committee. Will look into the cutting of the Crepe Myrtles and pricing for new bushes.

Chris will head Communications Committee. No report.

Margaret will head Pool and Pond Committee. Pool season went quite well. Assessed possible replacement of small wood tables.

**Management Report:**

Nyota presented her management report. She noted that she will contact Maxwells regarding prior work done on French Drains and to check on what company we have for termites around pool.

**Old Business:**

Reserve Study was done in 2010..Nyota will get 3 bids on new Reserve Study.

Landscape Loan tabled til October.

Pyramid Roofing Proposals for 1700 was approved and repaired.

Maxwell's-French Drains phase 1 no change. Maxwells will be contacted to look over their work.

We will not continue with next phases until we are satisfied with the results.

**New Business:**

Graffiti on Fence-painted.

Lease Information-Nyota will supply us with leases of all rentals.

Parking Pass: Chris to chair this committee.

FHA re-certification-President to sign.

Pest Control-nothing.

Results of Audit for 2014 in packet...Cost is approximately \$3,000.

Motion made by Mike, seconded and carried unanimously to resind motion to allow UPA to pay any bill up to \$1,000. and change the amount to zero (0).

Mike made a motion, seconded and carried unanimously to create and accept new template for the Agenda. Mike will receive all agenda items and send agenda to Board.

Mike made a motion, seconded and carried unanimously to have the minutes sent to the homeowners in Draft form.

Motion made by Debbie, seconded and carried unanimously to have 2 signatures on checks, Comptroller and Debbie's or Mikes.

**Closing Home Owners Forum:** Satellite Dish for 1728 was tabled for the October meeting.

Motion made by Debbie, seconded and carried unanimously to adjourn regular meeting at 7:40pm.

**Executive Session:**

Debbie made a motion, seconded and carried unanimously to go to Executive Session at 7:45pm.

All items will be updated for the October meeting.

Mike made a motion, seconded and carried unanimously to adjourn Executive Session at 8:30pm.

Margaret made a motion, seconded and carried unanimously to to return to Regular meeting at 8:31pm and adjourn Regular meeting.

Respectfully submitted,

Margaret Telesco, Secretary

Southampton's Website: [www.orgsites.com/va/southampton](http://www.orgsites.com/va/southampton)

Mike

