

SOUTHAMPTON A SALEM SPRINGS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

MINUTES FOR NOVEMBER 10, 2015

The Southampton at Salem Springs Condominium Association was held at Grace Community Church, 1725 Salem Road, Virginia Beach, Virginia on November 10, 2015.

Members present were Debbie Burke, Margaret Telesco, Mike Cory and Dana Pugh. Also present, Nyota Teare of United Property Associates, Association Manager. Chris Lagey was not present.

There was proof of notice for this meeting.

8 Homeowners present.

Opening Home Owners Forum: 6:32pm items discussed were the Budget and violations.

Debbie made a motion, seconded and passed unanimously to accept the minutes of October 13, 2015.

Officers Reports:

President: New Owner at 4480 SSW-Mr. Cooper.

Vice President: Absent

Secretary: Nothing

Treasurer: \$44,000. shown as deficit.

Committee Reports:

Architecture: Debbie made a motion, seconded and passed 3 in favor and 1 against to approve security lights on porch of 4420SSW.

Landscape: Dana will hold a committee meeting to discuss the prices Debbie submitted for replacement bushes per home.

Communications: None

Pool: None

Management Report: Nyota gave report.

Old Business:

Parking Issue: Report given to table and gave recommendations. Debbie made a motion, seconded and passed unanimously to table parking until further notice.

French Drains: Maxwell checked grounds on November 3rd. No issues.

Rental Unit Listings: 2nd and 3rd letters to be sent to leases are sent to UPA.

Work Authorization status w/UPA: OK

Roadway crack sealing: Got 2 bids, get 1 more and see who did our last Sealant.

Creation of "Historian" position: On hold

Status of "Reserve Study" contents: Debbie is to contact Miller Dodson.

New Business:

Debbie made a motion, seconded and passed unanimously to contract First Community as our new Management Company effective January 1, 2016.

Debbie made a motion, seconded and passed unanimously to renew contract with Pool, etc. Inc.

Debbie made a motion, seconded and passed unanimously to approve 2016 Budget.

Mike made a motion, seconded and passed unanimously to stop replacing funding of Reserve money with Operating Reserve money.

Invoices were signed to pay.

Closing Home Owners Forum: Discussions included violations, responsibility of pipes and home not being mowed.

Debbie made a motion, seconded and passed unanimously to adjourn meeting at 7:56pm.

Margaret made a motion, seconded and passed unanimously to go to Executive Session at 7:59pm.

Delinquencies, Remittance Report and Violations all in order.

Mike made a motion, seconded and passed to adjourn Executive Session at 8:20pm and to return to Regular meeting and then to adjourn Regular meeting.

Respectfully submitted,
Margaret Telesco, Secretary

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