

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

**MINUTES FOR APRIL 12, 2016**

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

There was proof of notice for this meeting.

5 Homeowners were in attendance.

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

**Opening Home Forum:** 6:31pm. Item discussed was Jennys effort and hopes it continues.

Margaret noted an omission in the minutes. Motion made by Debbie, seconded and passed unanimously to forgive the \$40,000. loan. Margaret made a motion to accept minutes adding the motion (ommission) to the March minutes, seconded and passed unanimously.

**Officers Reports:**

President: Thanks to Roger for preparing new Rules & Regs and to Walter meeting with contractors regarding pool repairs on Apron and other areas with Debbie.

Vice President: Absent

Secretary: Nothing

Treasurer: Mike asked Nyota to get him the answers to several questions, e.g., "why was CD reinvested without Board approval", "we want bank statements on our CD's showing interest earned and account #,s and what is their net worth (copies of front of CD's", "office supplies posted in January from December", "cost of copies", cash accounts didn't balance, 10% allocated equipment cost was additional charge, General Ledger Replacement Reserve year to date contribution zero and continues in March (Nyota remarked it is done quarterly), Nyota will fix zero (it will catch up), make sure \$2800 is back to professional fees for Audit as per Craig. Correct March Management report that reads "General and administrative expenses are over budget at \$11927.93 due to property insurance being paid" (They are on budget to the penny)

General Ledger for fiscal year 2015 to see all invoices and level of expenses for legal fees.

Member at Large: Nothing

**Committee Reports:**

Architecture: Nothing

Landscape: Roger Bir will be the Liaison with the Landscapers Jennys and Debbies. UPA will have no contact with said landscapers. Debbie made a motion, seconded and passed 3 to 1 to accept Debbies proposal for \$29,405 and Jennys for \$23,452 for 1 year. 1 opposed vote was asked why..(did not adhere to last years contract, sloppy work habits and expensive this year for less coverage). Mike made a motion, seconded and passed unanimously that Debbie only follows what is in her proposal (no alacart) unless it is passed by the board first. Questions on the wetlands and what rights we might have on cutting back bushes.

Communications: Absent

Pool: Mike will prepare pool passes. Debbie made a motion, seconded and passed unanimously to accept Relay Electric to do Electrical Inspection for \$110. Debbie made a motion, seconded and passed unanimously to accept Concrete Jacks contract for \$1295. to work on apron around pool. That \$1295. is to come from the Replacement Reserve.

**Management Report:** Nyota gave her report noting that the Primary Inspection will take place some time in May.

**Old Business:**

2016 Reserve Projects: "Crack Sealing"-discuss in May, "Shrub Replacement"-fall, "Pool"-apron approved for Concrete Jack.

Updated Rules and Regs-Margaret made a motion, seconded and passed unanimously to approve and accept.

Sidewalks: It is still being decided who is responsible for sidewalks. 5 sidewalks are badly in need of repair. JES quoted a price for \$1900. Hold til May.

Contract dates all reviewed and noted.

Garage Sale: Dates set for May 7th, rainedate May 8th. Margaret made a motion, seconded and passes unanimously to allow signs put in front of Community.

Community maintenance audits: Hold til May.

Mike made a motion, seconded and passed unanimously to have Communications send email to Community that our Landscape Laison is Roger Bir and all questions/concerns should be addressed to him. This information will also be available on the website.

**New Business:**

CD Renewal Status: 4 CD's. coming due this year.

SASS "Social": hold til May.

City Sidewalk Repair Notification: hold til May

Storage Inspection: We would like to see the 2.5 units of storage.

June 14th are Elections in Virginia Beach. June meeting may be changed...hold til May.

**Closing Home Owners Forum:** 7:59pm..City does not own the Marsh. Blackberry bushes are spreading and can be dangerous for children playing. Debbie's and Jenny's don't know how far they could go to cut or remove. Question on if we will be having our roofs checked. Border around pond is showing wear....Nyota will contact pond people to get their thoughts on if there is a problem.

Debbie made a motion, seconded and passed unanimously to adjourn Regular meeting at 8:15pm.

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

Delinquencies, Remittance Report and Violations all in order.

Case #04122016 was presented and discussed. Mike made a motion, seconded and passed unanimously, with 1 objection, to take action on this matter at May Board meeting.

9:05pm: Margaret made a motion, seconded and passed unanimously to adjourn Executive meeting and return to Regular meeting and adjourn Regular meeting.

Respectfully submitted,

Margaret Telesco, Secretary

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

