

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

**MINUTES FOR JANUARY 12, 2016**

The Southampton at Salem Springs Condominium Association was held at Grace Community Church, 1725 Salem Road, Virginia Beach, Virginia on January 12, 2016. 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.

8 Homeowners were in attendance.

Opening Home Forum: 6:31pm. Items discussed Fascia board repair, Jenny's mowing on wet grass, weeds in grass and in pool area, getting a mold expert, removal of tree with berries, violations and security lights.

Chris made a motion, seconded and carried unanimously to approve minutes of December 8, 2015.

**Officers Reports:**

President: No report

Vice-President: Homeowners want to give their input. Homeowners note that on our website, to the far left, are the Board members names and when clicked on name the email address appears. This can be used to voice your opinions, suggestions and thoughts...Be sure to indicate SASS in subject line.

Secretary: None

Treasurer: Waiting for December close out and then requesting meeting with Craig from UPA. \$40,000 deficit was from not only landscaping but also from repairs and legal fees.

Member-at-large: Violation not sent regarding rose bush extending over/thru fence. Cost of mailing for these minor infractions. Violation send on bush over fence was ok'd by board.

**Committee Reports:**

Architecture: Use correct Architecture form that is on Website. Working on adopting a security light fixture that could be installed without Architecture form and will be placed on Website.

Landscape: Bush selection will be discussed. A meeting with the Board and Landscape Committee will be forthcoming. Margaret questioned 1 bill of 2 for \$175.00 as to what it was for as contract reads \$100 each monthly service...Nyota will contact Debbie's.

Communications: Good

Pool: None

**Management Report:**

Nyota gave her management report. It was noted that we should add Debbie Landscaping to our Contract List.

**Old Business:**

We have 5 out of the 6 Rental Leases, which were sent to the Board.

Creation of "Historian" position put on hold.

Committee to Review Rules and Regulations was formed to include Chairperson Margaret along with Roger, Mike, Dana and Art.

Dog Registration should include cats also as per Rules and Regulations.

Mailbox paint code/color. H&B quoted a price of around \$1800 to repaint mailboxes with us supplying the paint. Flags not included. This was tabled until April.

**New Business:**

2016 Reserve Project: 3 projects, white coat pool, shrubs and street cracks. Bids will be sought. Pool foundation needs to be looked at.

Email will be sent to community to see if there is interest in Garage Sale.

Volunteers will clean up glass in pool parking and pulling of weeds in pool area until Debbie's is asked if she would take care of that within contract.

Neighborhood watch was shown no interest when brought to this and prior Boards. Police Department will be contacted to see if they can patrol our area from time to time. Notifying the Captain was suggested.

Monthly inspections will be on the Friday prior to Board meeting and then reviewed at Boards Executive meeting.

**Closing Home Owners Forum:** 8:10pm...Termite protection around pool and cost for individual homeowners?

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

**Executive Session:**

Motion made a motion, seconded and passed unanimously to go to Executive Session.

Delinquencies, Remittance Report and Violations are all in order.

Keep an eye on contract ending dates.

Agenda items sent to Mike by the Wednesday before meeting.

Noted that all correspondence, complaints/emails going to Management is to be sent to the Board before any action/letter is taken.

Dana made a motion, seconded and passed unanimously to adjourn Executive meeting at 8:49pm.

Margaret made a motion, seconded and passed unanimously to go to Regular meeting and to adjourn at 8:50pm.

Respectfully submitted,

Margaret Telesco, Secretary