

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

MINUTES FOR OCTOBER 13, 2015

The Southampton at Salem Springs Condominium Association was held at Grace Community Church, 1725 Salem Road, Virginia Beach, Virginia on October 13, 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 and Jeannine Tucker, Association Manager.

There was proof of notice for this meeting.

10 Homeowners present.

Opening Home Owners Forum began at 6:32pm. Items discussed was noise from trucks.

Debbie made a motion, seconded and carried unanimously to accept minutes of September 8, 2015 with correction made stating that "all checks will have 2 signatures, the Comptrollers and either Debbies or Mikes.

Officers Reports:

President: nothing

Vice-President: nothing

Secretary: nothing

Treasurer: \$40,000.00 negative

Member at Large: nothing

Committee Reports:

Architecture: Dana made a motion, seconded and carried unanimously to approve AMR for 1768 and 4464.

Landscape: Dana reported that Debbie submitted a new contract for next year. New replacement bushes are being discussed, types and cost.

Communications: Chris reported that his list is up to date.

Pool: Pool items all away. Pool still running for a few mor weeks. Fountain was checked and given an ok..Lights were fixed as they were changed. Will look into the lock on the box.

Management Report:

Nyota presented her Management report noting that Community Advisors is to be added to the Vendor List. UPA is awaiting invoice from Conrad Brothers and will ask for a breakdown. Roof leak at 4312 is delayed due to Pyramid overload. Lastly UPA submitted a quote for Management services.

Old Business:

Parking Issue: Chris gave a summery of the committees findings and proposed to table it until further information is received.

French Drain Status: Maxwells visited site on 10/5 and reported drainage was working fine. Will check again after the next rain.

Rental Unit Listing: UPA sent letter to homeowners for Leases and 2nd to follow and 3rd is to

schedule due process. 14 days between letters is suggested.

Draft minutes will be sent to homeowners shortly after the meeting and then accepted at following meeting.

BOD signature on All checks.

Reserve Study: Dana made a motion, seconded and carried unanimously to contract MillerDodson for our Reserve Study.

New Business:

Mike made a motion, seconded and carried unanimously to donate \$50. per month to church for our use.

Company to come out and check our roadway cracks and get recommendation.

October 17th at 9am will be our Fall Community Inspection by Nyota and Board members.

We will look into volunteers who would like to be Historians.

Discussion on taking the borrowed \$40,000. from our Operating Expenses...this was tabled in order to look into it further,

Closing Home Owners Forum: Discussion on if storm doors and painting of mailboxes is specified on our ConDocs, should we pay the Historian, mailbox flag painting left as voted on and having a Holiday get together. Committee meetings are illegal unless advertised to the community.

Debbie made a motion, seconded and carried unanimously to adjourn meeting at 8:24pm.

Margaret made a motion, seconded and carried unanimously to go to Executive Session at 8:27pm.

Reviewed delinquencies, Remittance Report and Violations. All in order.

UPA Manager, Nyota Teare was then excused.

The Final review of the Budget was explained and reviewed. Also discussed were new Management Companies.

Margaret made a motion, seconded and carried unanimously to adjourn Executive meeting and to return to Regular Meeting.

Margaret made a motion, seconded and carried unanimously to adjourn Regular meeting at 9:18pm.

Respectfully submitted,

Margaret Telesco, Secretary

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

