

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

MINUTES FOR MAY 10, 2016

The Southampton at Salem Springs Association was held at Grace Community Church, 1725 Salem Road, Virginia Beach, Virginia on May 10, 2016. Members present were Debbie Burks, Chris Lagey, Margaret Telesco and Mike Cory. Dana Pugh was absent. Also present, Sherry Chapman 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: 6:30pm to 6:47pm. Items discussed were installing tile on stoops and weeds.

Officers Reports:

President: Introduced new manager to Community and to replace her name as manager on website.

Vice President: Review and change ConDocs.

Secretary: no report

Treasurer: Budget is favorable by \$25,771. Question again on 10% charge on postage, copies, etc. Sherry will look into it.

Member at Large: absent

Committee Reports:

Architecture: No requests. Email Roger regarding removal of trees at 4352.

Landscape: absent

Communications: Good...will cc his replies to any homeowner

Pool: Look for small tables for pool area...

Management Report: Sherry gave the Management Report noting there is an issue to sidewalk crack at community entrance and was given a work order from City. Waiting for work to begin. No emails found regarding roof at 4309.

Old Business:

2016 Reserve Projects: Mike made a motion, seconded and passed unanimously to contract Branche Industries for \$727. to repair street cracks. Money to come from Replacement Reserve. Bids will be gotten from 3 vendors including Concrete Jack to fix 5 raised sidewalks (trips). Hold til fall Shrub Replacement.

City Sidewalk Repair: Waiting for city to repair..we have work order.

SASS "Social"-email will go out to see if any interest for September.

Review all upcoming contracts-Mike made a motion, seconded and passed unanimously to sign Aristocrat Towing contract.

CD Renewal status-We asked for cover sheets for all CD's, not to automatically roll over and signatures on CD's will be checked.

Community maintenance audits- 3 proposals for 25% of community every quarter.

Semi-annual inspection-Saturday, May 14, 2016.

Garage Sale-Success. around 15 homes participated but enjoyed by community...visiting, buying and selling. Would like board to consider paying for ad in the Pilot in the future as it is a community function.

New Business:

Mike made a motion, seconded and passed unanimously to have Solitude do the Pond Bulkhead Inspection for \$650. taken from General Ledger.

Debbie made a motion, seconded and passed unanimously to have Dana chair the Nominating Committee. Anyone interested, contact Dana.

Debbie made a motion, seconded and passed unanimously to approve Rental Request for 1721.

Debbie will be purchasing paint and tools to paint Lanmposts.

Closing Home Owners Forum: 8:04pm. Discussion on the wetlands. Board advised that no cuttings to be done on wetlands. Mike made a motion, seconded and passed unanimously to have mailboxes painted in the fall...this will be put on the August agenda.

Mike made a motion, seconded and passed unanimously to adjourn Regular meeting at 8:13pm.

Mike made a motion, seconded and passed unanimously to go to Executive Session at 8:18pm.

Delinquencies, Remittance Report and Violations were discussed.

Case #5102016a-Mike made a motion, seconded and passed unanimously to see if Delinquent letters were sent and if so send to Collections.

Case #5102016b-Mike made a motion, seconded and passed unanimously to see if Delinquent letters were sent and if so send to Collections. Sherry will check on letters.

Case #5102016c-Debbie made a motion, seconded and passed unanimously to notify homeowners on conditions and leaseing will be approved.

Decision made regarding 1728.

Mike made a motion, seconded and passed unanimously to adjourn Executive Meeting and return to regular meeting at 8:27pm.

Mike made a motion, seconded and passed unanimously to allow 4429 to rent when the Board is satisfied with conditions.

Chris made a motion, seconded and passed unanimously to pay 1/2 of the cost to do a mold analysis on 1728.

Debbie made a motion, seconded and passed unanimously to adjourn Regular meeting.

Respectfully submitted,

Margaret Telesco, Secretary

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