

**SOUTHAMPTON AT SALEM SPRINGS CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES FOR MARCH 8, 2016**

The Southampton at Salem Springs Condominium Association was held at Grace Community Church, 1725 Salem Road, Virginia Beach, Virginia on March 8, 2016. Members present were Debbie Burks, Chris Lagey, Margaret Telesco, Mike Cory and Dana Pugh. Also present, Nyota Teare of United Property Association, Association Manager.

There was proof of notice for this meeting.

6 Homeowners were in attendance.

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

**Opening Home Forum:** 6:31to 6:35pm. Items discussed trees on patio hanging over fence line.

Dana made a motion, seconded and passed unanimously to accept Regular meeting minutes. Executive minutes will be discussed at Executive meeting.

**Officers Reports:**

President: later

Vice President: nothing

Secretary: nothing

Treasurer: 2 items need to be fixed..\$2800, payment to Miller Dodson, to be put in 2015 budget and \$5000 funded as per Operating Budget.

Member at Large: nothing

**Committee Reports:**

Architecture: Mike made motion, seconded and passed unanimously to approve sensor porch light and garage light for 1700 SECourt.

Landscape: 2 bids denied (cost too high, above our budget line) 2 being considered. Dana will have a Landscape meeting to go over these 2 remaining bids with the landscape committee and the board.

Communication: Chris discussed having the renters on our mass email. After discussion, it was decided to have a separate email for the renters so we can notify them in case of any emergency.

Pool: Weeds are all cleaned out of the pool area. Cara will check the apron around the pool when they start the opening of the pool. Debbie gave an update on the water in the farthest bathroom.

**Management Report:** Nyota gave her management report.

**Old Business:**

2015 Reserve Projects: 1. Crack Sealing, Nyota will contact Branche to see when its the best time to do the sealing. 2. Shrub replacement in the fall. 3. White coating on the pool is on hold.

Nyota will contact Cara to see when they will come out to start opening process.

Updated Rules and Regs: Margarets meeting will be next week and the use of Hova Boards will be discussed as they have been knows to catch on fire.

Termite coverage at Pool House: Debbie made a motion, seconded and passed unanimously to accept bid for Termite coverage from Forrest in the amount of \$465. yr.

Review upcoming contracts: Nyota is to contact Jennys, Debbies and Aristocrat giving them 30 day notice and as Aristocrat for a new contract with no auto renewal. We already have Jennys and Debbies.

Security Lighting Approval Arch Committee: Mike made a motion, seconded and passed unanimously to approve security light for front porch of Wyndom style Unit and for security light for front of garage with no Arch approval needed...this info will be listed on the webside with information on where to purchase them.

Fence Extension for Security: Since we need so much fence and have had no security issues as of late, it was decided to veto this idea.

Garage Sale: Margaret reported that the date will be Saturday, May 7th, raindate Sunday, May 8th. Flyers will be passed out and advertising will be on Craigs list and another free site. She will be back in April to obtain permission to place sighs up front at entrance. Table.

Community maintenance audits: Inspect Units in 4 segments sending reports to Association and suggestions on repairs and maintenance of their Units. Nyota to check with Warwick to see if they would then discount if work was done thru them. hold til April.

**New Business:**

Reserve Project for 16 roof fittings replacement placed in Old Business.

Sidewalks are our responsibility????check con-docs and hold til April.

Replacement Reserve Disposition...Ok

Curb and gutter clean up and yellow lines will be discussed in Sept/Oct. Revisit to see if additonal yellow lines are needed....

Nyota was asked to get some quote from Pure Maintenance for repairing mailboxes.

**Closing Home Owners Forum:** 7:51pm...discussion on dirt run off onto sidewalks and base of air conditioner deteriorating.

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

**Executive Session:** Margaret made a motion, seconded and passed unanimously to go to Executive Session.

Commission to February 9, 2016 Executive Minutes:

Case #02092016 certified letter to be sent for due process. Debbie made that motion, seconded and passed unanimously.

Delinquencies and Remittance Reports in order.

Violations-only those from October that have not been corrected will receive letters.

All extra work must go before Board for approval..

Margaret made motion, seconded and passed unanimously to adjourn Executive Session at 8:44pm and Return to Regular meeting to adjourn at 8:45pm.

**\*March 8, 2016 Executive Session:**

Margaret made a motion, seconded and passed unanimously to go to Executive Session at 8:05pm.

Delinquencies, Remittance Report and Violations all in order.

Debbie made a motion, seconded and passed unanimously to accept payment plan for case #03082016.

Chris made a motion, seconded and passed unanimously at 8:22pm to adjourn Executive Session, 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)