

# DRAFT

## Southampton at Salem Springs Condominium Board Meeting at Grace Community Church December 14, 2010

**Board Members Present:** Michael Cory, Michael Marino, and George Little.  
Absent: Beth Byrum

**Community Group Rep:** Absent  
**United Property Associates Rep:** Kerry Laughlin

**Community Residents Present:**  
Walter Doughtie 4428 SSW  
Joe & Lorraine Miklos 4361 SSW  
Debbie & Barney Burk 4469 SSW  
Harold Nix 4469 SSW  
Janelle Williams 4313 SSW

**I. Call to Order:** Mike Cory called the meeting to order at 6:30 p.m. and introduced Kerry Laughlin from United Property Associates.

**II. Secretary's report** (George Little): George made a motion to accept the minutes of the November meeting as written. Motion was seconded by Mike Marino and approved by the Board of Directors (BOD).

**III. Treasurer's Report** (Mike Cory): Mike reported we are minus approximately \$3,000. We are \$2,116 over budget on water. Condo fees that are past due amount to approximately \$2,490, but do not include recent payments.

### **IV. Homeowner's Forum:**

1. Debbie Burk asked when we will get our new coupon books. Kerry said as soon as he gets the approved budget, he will start working on getting them out. Everyone should have them by January 10<sup>th</sup>. United Properties will take over effective January 1, 2011.

2. Walter Doughtie asked if someone has a Power of Attorney, should it be on file with the Association. Kerry said he would check on it. Mike C. said he would prefer that an unlimited Power of Attorney be on file.

### **Committee Reports:**

- Architectural & Pool Committee (Beth Byrum): Walter Doughtie winterized the restrooms at the pool.

- Landscape Committee (Mike Marino): Dana Pugh called Mike M. and told him that Basnight cancelled out on the meeting tonight and they cannot be here until the February meeting. Mike M. said they reseeded the community, but it was too late in the season. He recommended looking at other landscapers when it gets closer to the contract expiring in May. Mike C. will call Basnight.
- Communications Committee (George Little): Recommended that if any correspondence is sent out, residents be put on the BCC line. Mike C. said in the next few days he will be getting an insurance email with attachments to send out to the community.

**VI. Management Group Report** (Dan McAteer): No report. Mike M. said he didn't see an update on the corporate status. Kerry Laughlin said the lawyers sent out a request to have it reinstated and sent it to Community Group yesterday. Kerry also said the community's Department of Professional and Occupational Regulations (DPOR) status expired Jun 30, 2007. Community needs to be registered.

**VII. Old Business:**

1. CD renewal status: CD will be rolled over since there were no other banks offering a better rate.
2. Shrub replacement; plan going forward, Basnight presentation: Deferred until February.
3. Basnight fall seeding: Deferred.
4. Sink Hole repair by Evans "Status": Walter Doughtie said it has been filled in, but if it is caused by the water line sinking, we may have future problems.
5. Walk-thru open issues and actions & notification status: Defer until January.
6. Committee on review of "Rules & Regs" Status: Defer until February.
7. HOA "Corporate Status" update: Kerry provided update.
8. Mailbox Status of Repair Action: Walter Doughtie suggested replacing broken boxes with new ones as needed. Walter Doughtie and Debbie Burk will check into it and get back to the Board in January.
9. FY 11 Pool Maintenance contract: They agreed to a 3% instead of a 5% increase. Contract needs to be signed.

**VIII. New Business:**

1. Budget presentation & approval: Mike M. made a motion to accept the 2011 budget as presented. Motion was seconded by George and approved by the Board of Directors.

2. Parking on the street: George has received complaints about people parking on the street and also oil leaks on the street which tears up the asphalt. Mike M. recommended adding parking as a new business item.

3. Roof Leak: George said a neighbor reported a roof leak. He told them that it needed to be reported to Dan McAteer at Community Group or call Kerry Laughlin at United Property Associates after January 1.

Mike M. made a motion to adjourn. Motion was seconded by George. Meeting was adjourned at 7:15 p.m. Board of Directors went into Executive Session.

Judy Warren  
Recording Secretary