

**Southampton at Salem Springs Condominium
Board Meeting at Grace Community Church
October 5, 2010**

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

Community Group Rep: Dan McAteer

Community Residents Present:

Walter & Ruby Doughtie 4428 SSW

Helen Pichardo 4308 SSW

Sarah Williams 4468 SSW

Joe & Lorraine Miklos 4361 SSW

Charlene Davis 4348 SSW

Walt Jones 1609 SWC

Janelle Williams 4313 SSW

Sam & Juline Snapp 4449 SSW

John & Kathy Robertson 4340/4309 SSW

Mike Marino called the meeting to order at 6:32 p.m.

Secretary's report (George Little): Beth Byrum made a motion to accept the minutes of the September meeting. Motion was seconded by George Little and approved by the Board of Directors (BOD).

Treasurer's Report (Dan McAteer): As of September 30, cash on hand in CDs/money market accounts is \$114,753.06. Delinquencies are \$732. Budget consideration for next year is the rising water costs.

Homeowner's Forum:

- Sam Snapp asked where we are with the termite contract. Will be discussed later in the meeting.

Architectural & Pool Committee (Beth Byrum): Beth thanked whoever put the pool furniture away. She replaced the burned out solar lights around the pond and it is time to get another box of solar lights. Last year we talked about getting a couple of benches around the pool, so she will be looking into it later.

Landscape Committee (Mike Marino): Have not had a meeting yet and has nothing to report.

Communications Committee (George Little): Charlie Bruggemann is putting the minutes on the web site. George sent out a letter about termite protection.

Management Group Report (Dan McAteer):

- Princess Anne Paving will start fixing the asphalt this month.

- Talked to the city about fixing the curb at the entrance.
- Fences that were past the due date for painting have been painted.
- Received a proposal from Evans Construction to fix the sink hole.

Old Business:

- **Window warranty “unity approach”** (Debbie Burks): No report
- **Mail box status update** (Nancy & Eddie Zapata): No report.
- **Blacktop drive repairs** “crack filling” status: Will be done this month.
- **Shrub Replacement**: Dan will schedule a walk thru with Basnight to get one list to work off.
- **Pool Winterization status**: Pool has been winterized.
- **FY11 Pool maintenance contract**: Price held flat for two years, and there is an increase of \$200 (5%). Beth asked if the pool be opened through September. Beth made a motion that we ask for a 3% increase instead of 5%. If they do not agree to the 3%, the BOD will approve 5%. Dan will contact the pool company.
- **Fence painting status**: Completed.
- **Fall “walk-thru” presentation**. List was given to Dan. Everything in red was for items that were identified in previous “walk-thrus” but were not done. Everything in black is new items. Mike Marino made a motion that everything in red will have the work done and charged to the homeowner. Motion was seconded by Beth and approved by the BOD. Notices will be sent to the homeowners for the new items.
- **Rental Units agreements, approval procedure, and documents**: George said we should have the name and phone number of the renters. George and Dan will work on it this month.
- **Termite Protection**: Mike Cory said termite protection is the responsibility of the homeowner and suggested sending a letter to the homeowners giving them an option to go with National to get a better rate or use their own. Dan will talk to National to get a price break point. Mike Cory made a motion to send a certified letter to every homeowner to supply a certificate of coverage for termites. If not, the Association will get a certificate of coverage and charge the homeowner. Motion was seconded by Beth and approved by the BOD. George will make an appointment with the lawyers to discuss this.
- **SASS Insurance renewal status**: Master policy expires at the end of the year. By the November meeting, Mike Cory will have multiple options for insurance. Will also have an agent come and explain what you should have.

New Business:

- **Budget FY11 preparation**: Meeting to put the budget together for next year will be held at Beth’s house on Tuesday, October 19, at 6:30 p.m.
- **Homeowner “watering” of unit property**: Will talk to the lawyer about over-watering the common areas.
- **Review SASS HOA management quotes/approval**: A notice was sent to Community Group in August that the contract would not be automatically renewed. We received two quotes for property managers (Community Group & United Properties) and both are less than what we are paying now. George made a motion to change the management company to United Properties. Motion was seconded by Mike M. and approved by the BOD.

George recommended a review of our rules and regulations be added to new business.

George made a motion to adjourn. Motion was seconded by Mike M. Meeting was adjourned at 8:10 p.m.

Judy Warren
Recording Secretary