

DRAFT

Southampton at Salem Springs Condominium Board Meeting at Grace Community Church February 1, 2011

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

United Property Associates (UPA) Rep: Kerry Laughlin

Community Residents Present:

Audrey Skutnik 4349 SSW
Joe & Lorraine Miklos 4361 SSW
Walter & Ruby Doughtie 4428 SSW
Harold Nix 4469 SSW
Gary & Janelle Williams 4313 SSW
Dana Pugh 4445 SSW
Deborah Burk 4469 SSW
Sam Snapp 4449 SSW

I. Call to Order: Mike Marino called the meeting to order at 6:30 p.m.

- Introduced Eddie Bourdon, attorney for Ocean Bay Construction, who explained the plans for the condos north of Southampton. Earliest construction is October/November, but most likely spring 2012.
- After Eddie Bourdon's presentation, Mike introduced Chris Connor and Jeff Steadman from Basnight, who answered questions and concerns from the homeowners, especially regarding the shrubs that are dying. Basnight will have soil samples done and schedule a walk-through with Kerry Laughlin from United Properties.

II. Homeowner's Forum:

- Gary Williams mentioned that the entrance sign has green algae on it. Mike M. said he also has an email on it.
- Gary also mentioned that the vines growing up the fence of one unit is now growing up the siding and needs to be fixed before it causes damage. Kerry will send a letter with a follow-up a couple of weeks later.
- Walter Doughtie said letters have fallen off the entrance sign and he called and left a message. Kerry has the letters and will have it fixed.

III. Secretary's report: George made a motion to approve the minutes of the January meeting as presented. Motion was seconded by Beth and approved by the Board.

IV. Treasurer's Report: Will be included in the Management Report.

V. Committee Reports:

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- Architectural & Pool Committee (Beth Byrum): Gary Williams suggested having benches around the pond area. Beth gave Kerry the information she had on benches. Kerry will check on the benches.
- Landscape Committee (Mike Marino): Nothing to report.
- Communications Committee: Nothing to report.

VI. Management Group Report (Kerry Laughlin):

1. Financial Report ending 31 Dec 2010: Income: \$193,567. We are over budget by \$837 due to extra/late fees. The maintenance category is over budget for the year by approximately \$14,000. Total expenses are over budget by \$12,000. Total assets \$127,833.67.

2. Assessments are not addressed in open session – only in Executive Session.

3. Inspection of property and violation list is being compiled.

4. Spoke with Basnight. Pedro Hernandez is no longer with the company.

5. Pool Proposal has been sent.

6. Entry sign will be power washed (approved by the Board).

7. SEC status: Corporate status has been reinstated and will be due again in March.

8. DPOR paperwork has been sent. Waiting for them to issue the certificate.

9. There is no current contract in place to do taxes for 2010. Kerry has the Tax engagement letter for signature.

10. There is a new system by FHA that affects home loans. FHA will no longer issue a loan unless it is pre-approved. In order for property to be pre-approved to finance through FHA, it will cost \$1875 for the community as a whole to prepare the package and it is good for two years. It is not mandatory, but if you don't do it, you will not get an FHA loan.

VII. Old Business:

1. Pedro Hernandez – Basnight (Absent): Chris Conner, Basnight COO, and Jeff Steadman spoke at the beginning of the meeting.

2. Eddie Bourdon (Ocean Bay Homes): Made a presentation at the beginning of the meeting.

3. Committee on review of “Rules & Regs” status: George will begin the review this month.

4. HOA “Corporate” and “DPOR” status update: Included in the Management Report.

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5. Mailbox Status of Repair Action: Debbie is still researching and talked to someone to come out and look at ways to fix our current mailboxes,

6. Rental unit agreements, approval procedure, and documents: Kerry received the spreadsheet from Community Group and will review it.

VIII. New Business:

1. New Landscape contractor search “Basnight notice:” Kerry will send a notice to Basnight that their contract will not be automatically renewed.

2. 2011 Tax Engagement Letter: Included in Management Report and will be signed by the Board.

3. FHA Condo Approval: Included in the Management report.

Beth made a motion to adjourn. Motion was seconded by George. Meeting was adjourned at 8:30 p.m.

Judy Warren
Recording Secretary

Next meeting will be held on
Tuesday, March 1, 2011
6:30 p.m. at Grace Community Church