

**Southampton at Salem Springs Condominium Association
Board of Director's Meeting**

Minutes for Tuesday, December 5, 2012

Southampton at Salem Springs Condominium Association Board of Director's Meeting was held at Grace Community Church, 1725 Salem Road Virginia Beach, VA on December 5, 2012. Members present were Beth Byrum, Debbie Burks, Chris Lagey and Nicola Beltz. Also present, Kerry Laughlin of United Property Associates, Association Manager. Dana Pugh and Judy Warren were not in attendance. Homeowners attended were Walter Doughtie, Joe Miklos, Maggie Telesco and Harriet Irizarry.

Call to Order:

The Meeting was called to order at 6:30 p.m.

Proof of Meeting Notice:

Proof of notice of this meeting (attached) was presented to the President.

Homeowners Forum:

Homeowners Forum was held from 6:30- 6:45 p.m.

Walter Doughtie – Wanted to know who was responsible when damage was caused by Valley Crest – the homeowner or the landscapers. Kerry stated that damage caused by Valley Crest is their responsibility to repair. Kerry also stated that it is very important to notify UPA/Kerry immediately upon finding the damage.

Walter Doughtie also wanted to thank the people responsible for decorating the front entrance sign. Debbie Burks stated that she and Sam Snapp decorated the front. Debbie Burks mentioned that leaves were everywhere in our community and she had seen several people blowing leaves out of their yards. Walter Doughtie added that we should not blow leaves in the street or down the drain. He stated that once the leaves are in the drain, they end up in the pond. Kerry was to check with Valley Crest about leaf removal.

Reading of Minutes:

A motion was made by Debbie Burk, seconded and carried unanimously to waive the reading of the minutes for October 9, 2012 and accept the minutes as written.

Treasurer's Report:

Treasurer's report was accepted as read and made a part of these minutes.

President's Report:

The President reported that Judy Warren was in Sentara Princess Anne Hospital and that Dana Pugh was absent due to her mother having pneumonia and bronchitis.

Manager's Report:

Kerry Laughlin presented the Manager's Report.

He also stated that he had received two bids in regards to renewal of our Association Insurance.

Philadelphia Insurance (current insurance) We would have an increase in our premium from \$20,600 to \$ 24,600. With our deductible remaining at \$ 2500 and no changes to our policy, we would have to pay 2% deductible for wind damage and would be responsible for 10% of any damage our association. Each year that we would renew, the premium would increase.

CAU – Community Associates Underwriters - Roy Beskin with Beskin and Associates gave a verbal quote of the annual premium to be \$ 19,800. There would be no increase in the premium for the three (3) years. The deductible would be \$ 2500 and there is no deductible for wind damage. Also, there is unlimited replacement cost – no cap

Committee Reports:

Chris Lagey made a motion to add the Valley Crest bid for replacement bushes to the agenda under New Business. The motion was seconded and carried. No reports were given for any committee.

Unfinished Business:

1-Pond/ Front Entrance lighting

A motion was made by Debbie, seconded and carried unanimously to have Kerry research the cost of labor and materials to have a light & pole placed at the exit area. If the cost does not exceed \$ 3500, then proceed with the work.

2- Pond Maintenance Contract

A motion was made by Nicola Beltz, seconded and carried unanimously to hire Solitude Lake Management Company.

New Business:

1-Insurance Renewal

A motion was made by Nicola Beltz, seconded and carried unanimously to accept verbal quote from CAU – Beskin and Associates, Inc.

2-Valley Crest – Replacement of missing bushes

A motion was made by Debbie Burks, seconded and carried unanimously to table this topic until the January 2013 Board Meeting.

The Landscape committee will have a proposal(s) for replacing the bushes from other avenues to include exact same bushes, amended soil, mulch, labor and clean-up as per bid from Valley Crest.

Homeowners Forum:

Walter Doughtie wanted to know if anyone had found the Salem Road street sign. Kerry said he would contact the city of Virginia Beach to have it replaced

Maggie Telesco wanted to know about the Rules and Regulations Committee and if anyone had met. – Debbie told her the committee would meet soon to review the changes

that need to be recorded. It was suggested to Debbie to send an “e” mail out to homeowners about volunteering to work on committee.
Maggie Telesco wanted to remind dog owners to keep pets on their leashes.

Meeting Adjournment:

A motion was made by Nicola Beltz, seconded and carried unanimously to adjourn the Board Meeting at 8:30 p.m.

Respectfully submitted,
By Beth Byrum
On behalf of
Judy Warren
Recording Secretary

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