

HAMPTON MEWS CONDOMINIUM ASSOCIATION, INC

Board of Directors Meeting

DATE: Wednesday, December 15, 2011

LOCATION: Clubhouse

CALL TO ORDER: The Board of Directors meeting was called to order at 2:01 PM by President, Rita Hebel.

DETERMINATION OF A QUORUM: A quorum was established with 2 Board members present. Those members present were Rita Hebel and Nancy Zebko. Absent: Pete Petrie

PROOF OF NOTICE OF MEETING: The notice for the meeting was posted in accordance with the Bylaws of the Association and the requirements of the Florida Statutes.

MINUTES: A **motion** was made by Nancy Zebko and seconded by Rita Hebel to approve the previous minutes as corrected. The motion carried unanimously. The correction to the previous minutes to reflect "as corrected".

PRESIDENTS REPORT: As reported by Rita Hebel, the painting is completed, the shutters are up and the mulch has been put down. There are still some outstanding items; some light sensors are still out and there is still some paint on some of the patios that the painter needs to come and fix. Michelle reported that several homeowners were very happy with the painting project.

Rita reported that she attended the St. Andres East Board of Directors meeting on December 6, 2011.

- Hampton Mews and Buckingham Meadows complained about the drainage issue at Tartan and Monarch.
- The back gate is being surveyed and construction should begin within the next 2 weeks.
- There is now surveillance at the clubhouse.
- There was some discussion about replacing the clubhouse television. A vote was taken and most voted to not get a new television.
- There was also a recommendation to put Wi-Fi at the clubhouse.
- Budget was proposed and approved and will be the same as last year.
- Reserves were waived again this year.
- There was a surplus of \$18,400 and they are going to use that to paint the clubhouse and upgrade a few things.

TREASURERS REPORT: The roof power washing was \$3,800 as forecast. Painting of the homes was 28,840 Shutters were 56,030.24 - just a little less than the forecast and mulch was \$2,800. Rita reported that the monies came out of a combination of areas; surplus and reserves.

There was a brief discussion on sensor repair. The painting job was bid to include repair of sensors.

UNFINISHED BUSINESS: There was a brief discussion over the 2012 budget. Rita made a **motion** and Nancy seconded to approve the budget at \$715. The motion carried unanimously

MANAGEMENT REPORT: As attached to these corporate records, Michelle reported on the management action list. Michelle presented 3 Engineering reports. The Engineers will review the status of the roofs, structure of the buildings and the irrigation system. Rita made a **motion** and Nancy seconded to approve Blue Ray Engineering of \$4,900.00. The motion carried unanimously.

A brief discussion was had over landscaping standards.

NEXT MEETING DATE: Wednesday, January 25, 2011 at 2:00 PM.

ADJOURNMENT: There being no further business to come before the Board, Nancy Zebko **moved** to adjourn, which was seconded by Rita Hebel. The motion carried unanimously and the meeting was adjourned at 2:25 PM.

Respectfully submitted

Michelle S. Thibeault

Michelle Thibeault/CAM

Community Association Manager For the Board of Directors at
Hampton Mews Condominium Association, Inc