

CORRECTED
HAMPTON MEWS CONDOMINIUM ASSOCIATION, INC
Board of Directors Meeting

DATE: Wednesday, January 25, 2012

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 3 Board members present. Those members present were Rita Hebel, Pete Petrie and Nancy Zebko.

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 should reflect "as corrected".

PRESIDENTS REPORT: As reported by Rita Hebel, the walk through with **Blue Ray Engineering** for the inspection has taken place. Rita reported that the irrigation box is in need of repair. The bottom of the box half eaten by rust and the wires are falling out. The Board instructed Michelle to have the irrigation box fixed as soon as possible.

Rita reported that the **Plantations Master Association** meeting is usually the 2nd Thursday of each month. Michelle will check with Jessica at the Plantations to confirm that the meeting is still on the 2nd Thursday of each month for 2012.

TREASURERS REPORT: The Board accepted the December financials into these corporate records. Pete reported that the accounts are in good shape. Pete instructed Lynn to include the income statement and balance sheet in the financials package to the Board of Directors. Rita reported that any surplus could be used for the pending irrigation repair.

UNFINISHED BUSINESS: Michelle reported that the engineering report should be back in 3 weeks. After a brief discussion, the board instructed Michelle to check with Lattmans' roofer to see if there may still be a warranty on any part of the roofs.

MANAGEMENT REPORT: As attached to these corporate records, Michelle reported on the management action list.

Homeowner comments: There was a lengthy discussion with a few homeowners over the rules and regulations as established. Two homeowners commented that the parking rules are unfair. The Board explained to the owners that this is what has been accepted by the membership.

Michelle reported that the 2008 rules and regulations were re-emailed to all the homeowner the week of January 23, 2012.

NEXT MEETING DATE: February 21, 2012 at 9:00 AM

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 3:00 PM.

Respectfully submitted

Michelle S. Thibeault

Michelle Thibeault/CAM

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