

Hampton Mews of St. Andrews at Plantations
Board of Directors Meeting Minutes for December 28, 2012

Call to Order: Meeting called to order at 3:36 pm by Nancy Zebko.

Notice: Proof of notice posted on line and on property.

Quorum: A quorum was present with Nancy Zebko, Bobbi Cogger and Phil Borgia present. Motion passed unanimously.

Minutes: MOTION made by Nancy Zebko and seconded by Phil Borgia to accept minutes as presented. Motion unanimous passed.

Presidents Report:

Lakes: Lengthy discussion ensued over the lake behind Hampton Mews. Nancy Zebko reported debris that has been thrown into the lake behind her house and a cinder block that needs to be removed. Phil reported that he waded into his end behind 1661 and took out paper cups and plastic bottles. Trash into the lake does not seem to be improving.

Lighting: Nancy reported that she would like to see the lights replaced on the Villas this years. Nancy instructed Lynn to get some prices. Lynn asked the Board needs to pick out a style that they like. Phil asked if the lights could be upgraded a notch; maybe in size.

House Numbers: Board agreed that the lights need an upgraded as well. Phil reminded the Board that the stucco and paint will need a touch up if the numbers are new and moved.

Presidents Meeting: Nancy reported that she attended a meeting of the Presidents of other free standing homes condo and villas. There were 17 people. They talked about common issues that all of us have. The main topics were; roof painting, landscaping, and state of their reserves and another big was how to get people involved in your association. It was a good meeting. Our dues are among the lowest of all of those groups.

Phil reported that he is very pleased with Michelle and Lynn being our property managers. I am very pleased with the appearance of the landscaping as well with our landscaping and ME Landscaping.

Rules and regulations: Discussion over pet waste control and vehicles parked in the driveway. Bobbi suggested that we continue to remind the owners of the rules and regulations on an Annual basis. Bobbi suggested sending a letter to the tenants as well. Lynn reported when a tenant is present, the association should be contacting the owner of record and not the tenant. The tenants are owner responsibility not association. Lynn, also, reported that several owners do not inform us when a tenant moves in to Hampton Mews. A letter on key / critical items should be sent to owner; parking, trash, picking up after your pets and maybe another one. Nancy agreed and directed Lynn to do bullets on 3 or 4 items including a reminder that rental information be supplied to Sunstate. Phil asked if anyone has ever called an owner after a letter is sent. Bobbi reported that this has been done when Pete Petrie was on the Board and it was met with some contention.

Board agreed that it is the responsibility of the buyer to read the rules and regulations of the association before they buy.

Lynn reported that management will do the first follow up phone call and if that is not strong enough, we will ask the Board to help on any additional follow up calls on enforcement.

Rentals: Discussion ensued about the lack of rental information from owners. Lynn reported that she will send out the application along with the compliance reminder letter. Phil inquired whether or not more enforcement should be done or something we should be looking at. Bobbi reported that several owners bought as an investment and Hampton Mews is allowed to rent out.

Legal: Phil inquired if we have legal counsel that we can run things by for questions. Nancy reported that "not at this time". Actually Becker-Polikoff is the attorney of record. **Nancy asked if Lynn could look into CAI.**

Homeowner List: Phil instructed Lynn to send out an update list of the owners to the Board.

Treasurers Report: Everything seems to be right on track for the end of the year. We will have about a \$3500 surplus for 2012. Using the surplus, we can keep the Assessment fees at \$715 for another year. Phil Borgia made a motion and Bobbi Cogger seconded to approve the 2013 Budget. Motion passed unanimously.

Unfinished Business: Bobbie reported that she has been dealing with this for 8 months now. She went to see Jessica at AMI. She said that the littoral shelf there and nothing they can do about. It has clearly grown and the view has clearly changed. Susan was supposed to get in touch with me and did not. So I got in touch with her. Susan told me that they would do what they could. We had the lake people go out and they said nothing has changed. It has changed and I went to the county and they said they had nothing to do with it. The lake is owned by the Association and that they need to determine as to what can be done. They said they were not allowed to touch it because of the littoral shelf. When I got more information and found out that if we can show that it is no longer the same as the original littoral shelf then what has grown and can be removed. Lake Doctors said that if we can show them paper work they would clean up. AMI said they would get it from their files and when I called again they said they do not have it. Called again and they said do not have it. We should contact Michelle Steinbaum of Steinbaum & Associates. Bobbi called again. Someone has to get what the original littoral shelf was and what has overgrown will be removed. Bobbi to check with Debbie at St. Andrews to see if she has any contact information. Phil reported that Debbie Connolly is usually very helpful. Phil suggested a meeting being set up and pictures presented. Nancy to contact Debbie as well. Bobbi reported that all we need is a copy of the original plans from Michelle Steinbaum. Lynn reported that she will get a hold of Debbie Connolly and see if she can get Michelles' contact information and try to set up a walk around with everyone including Steve.

New Business

Adjournment: Phil Borgia made a motion to adjourn at 4:51 pm, seconded by Nancy Zebko. Motion passed unanimously.