

HAMPTON MEWS CONDOMINIUM ASSOCIATION, INC

ANNUAL MEMBERSHIP MEETING

Wednesday, March 1, 2013 AT CELTIC HALL AT 2:00 P.M.

Roll Call and Certifying of Proxies:

Directors Present: President, Nancy Zebko, Treasurer, Bobbie Cogger and Vice President, Phil Borgia via conference call.

10 Proxies were received and certified. Mark and Carol Hanket, Gary and Diane Cole, and Gary Zebko were residents in attendance.

Call to Order: President Nancy Zebko called the meeting to order at 2:01 PM. A quorum of the membership was present both in person and by proxy.

Proof of Notice:

A 60 day and 30 notice of the Annual Meeting were mailed to all owners and notices were also posted.

Approval of Minutes: Treasurer Report showed \$461,000 in reserves is in correct should say reserves are as of this meeting \$56,000, A motion was made to approve the minutes as amended by Bobbie Cogger seconded by Phil Borgia, to accept the minutes as corrected.. The motion was unanimous.

President's Report: Nancy Zebko reported that Sunstate Management is wonderful company for 3/5 years and have been able to maintain our quarterly dues to \$715 for that time. We have one of the lowest quarterly maintenance fees in the Plantation. We also have contracted with M&E Landscape Company. They are in the process of replanting the fronts of houses. As soon as the frost threat is over they will continue to plant. The clock and pump, which were about 8-10 years old, both had to be replaced at a cost of \$6,800 this year. Possibly will have to raise dues next year or raise the application fee for the sale of unit. Some of the things we need to keep working on overnight parking. This is limited to visiting guests. Some have been ignoring this rule and we need to decide how to manage this. A brief discussion followed on rules and regulations. There has been trash thrown into the lake. Plantation had a study done in November and is under review with Sarasota County. There are two plans to totally redo the shelf, either by hand or by machine. A brief discussion followed. The developer has plans for a pool at Rockley and Tartan . Nancy explained the plans for the new pool which is scheduled for about 18 months. The final thing is that we all need to be the eyes and ears of our community. Please contact the management company or any of the board members with any concerns you may have.

Homeowner Discussion: A lengthy discussion followed on plantings and responsibility, privacy on lanais and what can be done, pressure washing and the lakes and ponds along with the littoral shelf. There was also a brief discussion about the Clubhouse upgrades and theft of the TV.

Treasurer's Report: Bobbie Cogger reported that as of December 31, 2012 the Operating - \$3,745.45, Reserve total \$68,257.33 and the accounts payable \$2,524.71. We stayed within the budget with everything except Comcast.

Unfinished Business: Nancy reported that they are working on reflective number signs for the fronts of the houses. Going to contract with Signmasters of Florida to do reflective signs under light fixtures. Going to leave old ones until we paint the next time. This would be additional cost to remove them and paint where they are. We are going to trim the oak trees.

New Business/Vote:

CARRYOVER: That any excess of membership Income over Membership Expenses for the year ended December 31, 2012as defined in IRC Sec 277 will be applied against the subsequent tax year members' assessments, if required to comply with IRS Revenue Ruling 70-604. If not approved, the excess could be subject to Corporate Income Tax. **There were a total of (10) Yes votes and (0) No votes.**

RESERVES: Partial funding of reserves for 2012 and waive the reserves required by Section 718.112(2) (f) of the Florida Statutes for the next fiscal calendar year. There were (10) Yes votes and (0) No vote.

INSURANCE: To permit the Board of Directors to borrow against reserve accounts and reduce these account balances for emergencies and large prepaid operating expenses such as insurance as per section 718.112(2)(f) Florida Statutes as long as these funds are replaced within twelve months. There were a total of (10) Yes votes and (0) No votes.

There being no further business Gary Cole made a **motion**, seconded by Gary Zebko, to adjourn the meeting at 3:00 P.M. The motion was unanimous.

Respectfully submitted

Lynn Lakel/LCAM

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

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