

HAMPTON MEWS CONDOMINIUM ASSOCIATION, INC

ANNUAL MEMBERSHIP MEETING

February 20, 2014 AT CELTIC HALL AT 10:00 A.M.

Roll Call and Certifying of Proxies:

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

Quorum: Quorum was present with 11 people in person or by proxy.

Call to Order: President Nancy Zebko called the meeting to order at 10:01 AM. 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.

Board of Directors: Since 3 positions were open for the Board and only 3 people running, no election in needed.

Approval of Minutes: Bobbi made a **motion** and Gary Zebko seconded to approve the 2013 minutes as presented.

President's Report:

Nancy thanked Michelle Thibeault and Lynn Lakel as our management company for another year of hard work on the associations' behalf. We are very happy with Sunstate Management.

2013 ACCOMPLISHMENTS:

Landscaping: Hampton Mews has continued enhancement of the associations landscaping. We have received compliments of a job well done by M&E Landscaping. In the coming year, we will be trying to find the right mix of sustainable plants that are disease resistant, drought tolerant and frost tolerant. In other words, the perfect landscaping for our community.

Power washing of all the units was done in November and continued maintenance of outdoor light sensors and fixtures are being done as needed.

Roof cleaning: Roof cleaning done in November.

Roof tile repairs: We are getting, competitive bids for roof tile repair; they have been requested.

Documents: Our condominium documents need to be updated. Nancy asked for interested members to help the Board in updating the documents.

Reserves: Nancy reminded the membership that the waiving or lowering of reserves could result in a special assessment and noted that several other associations have had this problem but Hampton Mews has not had a problem as the reserves are sufficiently funded.

Lakes committee: Nancy urged owners to join the lakes committee for the Plantation Master association.

New owners: Nancy welcomed new owners to the Hampton Mews at Plantations.

Treasurer's Report: Bobbie Cogger reported on December 31, 2013 financials. Bobbi reported that the Board is happy to see that we have **not** had to raise the fees in the past four years. However, we do expect a 2015 increase. Bobbie reported on the year end financial status; The Operating: \$930.77. Reserve total \$69,127.83 and the accounts payable \$2,359.76. Accounts receivable at end of year was at a 0 balance. Bobbi, also, reported a bank change to Florida Shores and is pleased with the banks services at this time.

Homeowner Discussion: Discussion over pulling of weeds as opposed to spraying. Lynn reported that the contract provides for spraying of weeds. Bobbi suggested the pulling of weeds **as well as** spraying. Brief discussion was had over how difficult it is to eradicate the Armadillos.

Lake: Bobbi reported that the Hampton Mews lake which is lake number 56 has been taken over by the littoral shelf. Bobbi reported after going to the county and an environmentalist and PMI; as of the 24th PMI is going to have the lake treated by an undisclosed lake company.

New Business/Vote:

CARRYOVER: That any excess of membership Income over Membership Expenses for the year ended December 31, 2013 as 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 (11) Yes votes and (0) No votes.**

RESERVES: Partial funding of reserves for 2013 and waive the reserves required by Section 718.112(2) (f) of the Florida Statutes for the next fiscal calendar year. **There were (11) 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 (11) Yes votes and (0) No votes.**

There being no further business **Bobbi Cogger** made a **motion**, seconded by **Nancy Zebko**, to adjourn the meeting at 10:32 AM. 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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