

**Hampton Mews of St. Andrews at Plantations**  
Board of Directors Meeting Minutes for March 24, 2014

**Call to Order:** Meeting called to order at 9:05 am by Nancy Zebko.

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

**Quorum:** A quorum was present with Nancy Zebko via phone, Bobbi Cogger and Phil Borgia via phone. Also present were residents Mr. & Mrs. Wanlass and Lynn Lakel of SMG.

**Minutes:** MOTION made by Bobbie Cogger and seconded by Nancy Zebko to accept January 2014 minutes as presented. Motion was passed unanimously.

**Presidents Report:** Nancy reported that during the walk through with M&E break-ins were discovered. There were three break-ins in total plus one across the street where two flat screen televisions were taken. Phil reported that he did notify Steve Latmann about the break-ins. Nancy also attended the Plantation Management meeting and the break-ins were discussed. The opinion is it is gypsy group traveling through the area. A lengthy discussion followed. During the walk thru with Tom there was some discussion on several ideas for the landscaping. He has already started work on the beds near the garages and trimmed little trees. He is going to give proposal for landscape between the condos at Tartan and Monarch and to remove the pine trees at Tartan and replace with palm trees. The roof inspection has been done and we are waiting on the final report. A discussion followed.

**Treasurers Report:** Bobbie Cogger reported that everything looked good. There is \$4,420.16 in operating and \$71,553.56 in reserves. The \$700 for roof inspection will be taken out of operating.

**Management Report:** Lynn reported that we did the walk through. This was discussed in President's report. He is replacing plants as needed. He has already started removing plants and hawthorne's in front beds. Some of Lantana was doing badly and some was plants under bedroom window have been removed and replaced. Hawthornes are being removed from the junipers. Discussion followed.

**Unfinished Business:**

A new resident asked to put in new lock on 1623 Monarch. Phil reported the resident called him over the weekend. A lengthy discussion followed. Phil will contact the resident. The roof vent issue was discussed. The 2010 Engineer Report stated that vents were needed. Steve Latmann said that the roof vents are totally to code and met the minimum requirements. Nancy suggested that it should be allowed on an individual basis. It would be based on not being visible and would not protrude through the tile roof. After a lengthy discussion, it was decided that they could install addition roof vents at their expense and that the vent does not protrude through the tile roof and change the outside appearance. Mr. & Mrs. Wanlass will furnish specs for the vent when they get them.

**Littoral Shelf:** Bobbie reported that Peter is no longer the head of the Lake Committee. Mr. Ken Buck is the new president. They came once and put the germicide on. The water is still too high to do the second treatment. A discussion followed.

**New Business: None**

Next Meeting: Wednesday, April 23, 2014 at 4:00 pm

Adjournment: Nancy Zebko made a motion to adjourn at 10:15 am, seconded by Bobbi Cogger. Motion passed unanimously.

Submitted by:  
Lynn Lakel, LCAM  
Sunstate Management Group