

**HAMPTON MEWS CONDOMINIUM ASSOCIATION, INC**

**ANNUAL MEMBERSHIP MEETING**

**March 19, 2015 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.

**Call to Order:** President Nancy Zebko called the meeting to order at 10:15 AM. A quorum of the membership was present both in person and by proxy. **Quorum:** Quorum was present with 11 people in person or 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 is needed.

**Approval of Minutes:** Bobbi made a **motion** and Nancy Zebko seconded to approve the 2014 minutes as presented.

**President's Report:**

**2014 ACCOMPLISHMENTS:**

Nancy reported that we had some management issues with Sunstate Management but Michelle and Lynn were able to turn things around.

**Dues:** We had an increase in 2015 and it was the first time in 6 years.

**Littorall Shelf:** Nancy reported that with the help of Bobbi Cogger, we were able to get the littorall shelf cleaned somewhat and lots of noxious plants cleaned up well. Littorall shelf is behind all our first units. It was a long hard process to get the Plantation management to take care of that...one thing to alleviate would be somebody who lives near there join the lakes committee of plantation's lakes committee and the masters takes care of all the lakes in plantations.

**Drier vent being done this year.**

**Sidewalks and driveways** seems so dirty this year, we took care of that even though it is outside of the normal maintenance of the association. We try to get it all done with the painting of the buildings but this time we felt it was needed.

**Plumbing:** babes plumbing right now is taking care of all of that. We have attached units, we fill it is important to take car of drive vents and back flow because we are snow birds and want all our owners and homes to be safe.

**Landscaping:** In terms of l , right now 2 bid zones ar down. We have a complicated irrigation systems and replaced a pump lat year at a cost of \$6,000.00 to replace pump Person to replace pump is specialized in our sprinkling systems

**Treasurer's Report:** Dues increase COA fees a little bit but it was six years and if we don't go up a little each year, we sould eventually have to have a special assessment. We don't want any big issues hit us in the face.

**ADDRESS SIGNAGE:** There's been a lot of concern about our address s signage. What our board decided to do is wait until we repaint in 2018 and take down the number signs and replace light fixtures with one that shines down and put a number sign down there. We also talked about the possibility of a number sign under the light. Nancy to call the light company to ask for a sample for all to view. Might not work untl we paint and we are not ready to paint.

**2014 year-end report:** 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.

**Homeowner Discussion:** Discussion over lake clean up. Owner asked why new plants were planted. Bobbi and Nancy explained that in order to keep up the littorall shelve it need more suitable plants to help sustain the healthy life of the

shelf. Lengthy discussion over the littoral shelf and its lack of maintenance of the last 10 years. Also noted that concrete blocks were found from the original construction.....bobbi said it is a natural littoral shelf so we kept butting heads with an Environmentalist, PMI Management and the Sarasota county. Bobbi reported that she would have liked to have seen more removed but bobbi said we are required to keep a certain amount of plants for the health of the pond

Compliance: Bobbi reported that a car was parked in the Hampton Mews clubhouse at ST. Andrews. HM called Debbie Connolly and it was moved ....owner reported that it was now moved. Phil mentioned; he spoke with the developer and Steve Lattman said he would talk to Debbie...it has been gone for about 2 weeks.

**Accommodations:** Nancy thanked Bobbi Cogger and Phil Borgia for their service to the Board.

**New Business/Vote:**

**CARRYOVER:** That any excess of membership Income over Membership Expenses for the year ended December 31, 2014 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 (10) 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 (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.**

**BOARD OF DIRECTORS: 2 new Board of Directors: Angie Miller (absent) and Mark Hankett**

**Landscaping:** further discussion to replace 5 trees that were cut down and have a bid to replace island but we are waiting on fixing the sprinkler systems costs.

**MEET AND GREET THE LANDSCAPER:** In the next couple of weeks a homeowner questions and answer will be held with management and our landscaper – ME Landscaping.

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

Michelle S. Thibeault/ LCAM for

Lynn Lakel/your community association manager.

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

Sunstate Association Management Group 200 Capri Isles Boulevard Venice Florida 34292 941.870.4920