

Hampton Mews of St. Andrews at Plantations
Board of Directors Meeting Minutes for January 8, 2016
And Budget Adoption.

Call to Order: Meeting called to order at 10:00 am by Nancy Zebko.

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

Quorum: A quorum was present with Nancy Zebko and Mark Hanket via telephone. Also present Lynn Lakel and Michelle Thibeault from Sunstate Management. Angie Miller was absent.

Minutes: Mark made a **motion** to approve the minutes as they stand and Nancy seconded. Motion passed unanimously.

Presidents Report:

Nancy reported that plantings and grass look terrible. Nancy noted that she is very unhappy with several items on the landscaping. Why grass is so gorgeous across the street. Joe and Florence Young at 797 Tartan irrigation was turned off because of irrigation and they asked if Steve Lattman would replace their sod.

Cars in driveways are becoming a real problem but there are several cars and even a pick-up truck in the driveway.

Letter to everyone requesting rental application forms, reminder of cars in garages and pick-up trucks are not permitted.

Presidents Meeting:

Landscaping:

Nancy is going to attend in a couple of weeks. Looking to the future of what our responsibilities of the associations are at this time. Nancy reported that the roads are private and that they will need to determine who will be responsible for maintaining them.

Pool:

Nancy reported she will talk to the "other" Presidents about the club pool and who is responsible. Nancy reported that it should be the Master Association.

Budget: Nancy made a **motion** and Mark seconded to approve the budget. Discussion ensued. Motion passed unanimously to approve the 2016 budget at \$825.00 per quarter.

Treasurers Report: Michelle and Lynn reported on the December financials with a \$1,100.00 surplus. Lengthy discussion was had over how to use the excess funds. Nancy asked that we look into bush and plan replacement but a walk through with the ME Landscaping is imperative

Management Report:

Roofs Lynn Lakel reported that Grant from All Washed Up is doing the roof cleaning right now and also taking pictures of what he found as far as cracked tile, etc. He is 2 days behind because he is sick with the flu.

Sensors: 781 Tartan and 1601 Monarch and some are actually broken and Lynn reported that she ordered the new lights at Christmas and they hadn't come in yet.

Irrigation: TriCo repaired last week.

Landscaping /Fertilization: Fertilization, weed killing and mulch will be done in the next few weeks.

Unfinished Business: Lynn reported that Mark and Nancy will still be running for the Board. Lynn will ask Angie if she intends to run. Nancy reported that she would like to appoint Bobbi Cogger to a committee as she is here all year long.

Pest Control: Next one is first week in February and next one is May, September and.....3 other outside treatments. Lynn to double check with Hoskins and put a note of the pest control schedule in the letter

Next Meeting:

Annual Meeting on March 11, 2016 at 10:00 at the Clubhouse.

Nancy reported that she would like to set the meeting schedule for the entire year.

Landscaping walk around: to be determined on or around January 17 or so when Mark is here.

Adjournment: Nancy made a motion to adjourn and Mark seconded to adjourn at 10:48 am. **Motion** passed unanimously.

Submitted by:

Lynn Lake1

Sunstate Management Group