

**Hampton Mews of St. Andrews at Plantations**  
Board of Directors Meeting Minutes for April 21, 2016

**Call to Order:** Meeting called to order at 10:08 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 and Angie Miller via telephone. Also present Lynn Lakel from Sunstate Management.

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

**Presidents Report:**

Nancy reported the sprinklers are not working at 1617 and 1631 Monarch. All sprinkler heads should be checked. We need to check with Tom on the schedule for checking the sprinkler heads. Nancy attended a President's Meeting of all St. Andrews. It was decided to go with a professional decorating company for a cost of \$11 per unit. They will put up the decorations, take them down and store them. A motion was made by Nancy and seconded by Angie to approve the \$11 per unit for the Christmas decorations. Motion passed unanimously. Another issue from the meeting is the need to allocate money to pay an attorney to review the turnover documents when it occurs. Probably a year from now. Discussion followed. Nancy recommended that we put \$1,000 in next year's budget to cover Hampton Mews portion. Grass across the pond was finally cut yesterday.

**Treasurers Report:** Lynn reported on the March financials with \$14,622.24 in operating and \$67,751.36 in reserves. \$2,000 for the termite booster was taken from the termite reserves.

**Management Report:**

**Sprinklers:** Lynn reported that she spoke with Joe at Trico and he reported all zones were working properly.

**Pest Control:** The outside pest control is schedule for May. Lynn negotiated with Hoskins for a lower rate for Termite Booster treatment. It will be \$4000 for the next 3 treatments which takes us out 10 years.

**Unfinished Business:** Mark discussed the sprinkler situation. Angie suggested that we get bids from other companies. Nancy agreed that it is time to consider looking at other offers. A discussion followed regarding taking the oaks out. Nancy suggested that a special assessment would be needed to remove the trees, grind the stumps, get permits and replace them with Foxtail palms. Marked asked about notifying all residents on the special assessment. Mailing must be sent 14 days prior meeting to approve special assessment.

**Next Meeting:**

June 14, 2016 at 10:00 via phone

**Adjournment:** Nancy made a motion to adjourn and Mark seconded to adjourn at 10:36 am. **Motion** passed unanimously.

Submitted by:

Lynn Lakel, Sunstate Management Group