

**Hampton Mews of St. Andrews at Plantations**  
Board of Directors Meeting Minutes for December 22, 2016

**Call to Order:** Meeting called to order at 10:02 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. Absent: Angie Miller. Also present Lynn Lakel of Sunstate Management Group. Residents John Antico, Joe Testa, Mike Crowley and Joe Young were also present.

**Minutes:** Nancy made a **motion** to approve the May 17, 2016 minutes as they stand and Mark seconded. Motion passed unanimously.

**Unfinished Business:** None

**New Business:** Nancy had questions on the budget which were answered. Nancy made a motion to approved the 2017 budget as presented. Mark seconded the motion and the motion passed unanimously. A lengthy discussion followed on the condition of the landscape and the new landscape company. Roman's Landscape will start on January 1, 2017. They questioned when the paving was going to be completed for Tartan Drive. The last contact said it will be Jan 4-6, 2017. Joe Young asked why the dues were raised in the last two years. Lynn explained that the budget is so tight and the 4<sup>th</sup> quarter reserves had not been transferred as yet. A discussion followed. Nancy asked the residents to consider joining to the board as she will not be running again. A discussion followed on the specific board positions. A discussion followed on the Comcast contract.

**Next Meeting:**

**Adjournment:** Nancy made a motion to adjourn and Mark seconded to adjourn at 10:44 am. **Motion** passed unanimously.

Submitted by:  
Lynn Lakel, Sunstate Management Group