

Hampton Mews of St. Andrews at Plantations
Board of Directors Meeting Minutes
January 22, 2018 at 10:30am

CALL TO ORDER: Meeting called to order at 10.27am by President John Antico.

PROOF OF NOTICE: Proof of notice was posted in accordance with the Association's Bylaws and Florida Statute 7.18.

QUORUM: A quorum was established with President John Antico, Vice President Marilyn Ferguson, and Treasurer Mark Hasket. Also present was Kim Barrett of Sunstate Management Group.

APPROVAL OF MINUTES: **MOTION** made by Mark Hasket, seconded by Marilyn Ferguson to approve the meeting minutes from December 11, 2017 as presented. Motion passed unanimously.

PRESIDENT'S REPORT: Presented by John Antico.

- The \$75 increase in the quarterly assessment is to go in the Roof Reserve Account.
- The estimated life of the roofs was discussed. Board needs an exact number. Kim will look into getting a Roof replacement timeline and estimate.
- Romans needs to trim along the lake. John spoke with Ben Roman and let him know that the area around the lake was not being trim. He will take care of it. There is also an issue with weeds. Kim will look over Romans' contract and see if weeding is included.
- Still having irrigation issues at 1619 Monarch and 1629 Monarch.
- Kim is going to look over Cambridge Mews' contract with ArtisTree and compare it to Romans' contract.
- The Board discussed irrigation and the Oak Trees.

TREASURER'S REPORT:

- The Association has a \$6,084.42 surplus from 2017.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

- LANDSCAPING
 - **MOTION** made by John Antico, seconded by Mark Hasket to plant 3 foxtail lilies and 2 crotons at 1611 Monarch. Motion passed unanimously.
 - Marilyn is concerned as to why there is no water in the pond behind her house.
 - The Board discussed planting flax lilies in the beds with the oak trees. John will speak with Ben Roman and get his opinion.
- John Antico passed out directories to homeowners.
- There has been an issue with wood paint. Any paint on wood is not guaranteed.
- The Board discussed accordion hurricane shutters.
- Front doors are currently not up to code. The doors swing in and should swing out.
- The Board discussed ARC procedures.
- 1659 light sensor needs to be replaced. Kim will contact Tom Bissonette.

Next Meeting: Annual Meeting- February 9, 2018 at 10:00am.

Adjournment: With not further Association business to be discussed, Mark Hasket adjourned the meeting at 11:26am.

Respectfully submitted by

Kim Barrett/LCAM
For the Board of Directors for Hampton Mews Condominium Association, Inc.

