

HAMPTON MEWS CONDOMINIUM ASSOCIATION, INC

ANNUAL MEMBERSHIP MEETING

February 9, 2018 at 10am

Celtic Hall, Saint Andrews East

Call to Order: The meeting was called to order by John Antico at 10:08am.

Appoint a Chairman of the Meeting: John Antico appointed Kim Barrett of Sunstate Management as the Chairperson for the meeting.

Determination of a Quorum and Certifying of Proxies: A quorum of the membership was established with 15 members present in person or by proxy.

Proof of Notice: In accordance with the Association's Bylaws and Florida Statute 7.18 notice was mailed to homeowners 60 days and 30 days to the Annual Meeting. Notice was also posted on the property.

Approval of Minutes: **MOTION** made by Gary Cole, seconded by Jo Crumpacker to waive the reading and approve the Annual Meeting minute from March 2, 2017. Motion passed unanimously.

President's Report: Presented by John Antico.

- The Association's assessments have been increased to \$975 per quarter. The additional \$75 will be put into the roof reserve fund. The roofs have an estimated life of 30 years. Management will have a roofing company come out and give a current roof assessment.
- Mulching was done this year and will continue to be done once a year in the fall. Each unit received 25 bags of mulch.
- The irrigation pump needed to be replaced in the summer. It cost \$3,800. There is an issue with some of the locations not having enough pressure. Also, some of the sprinkler heads are not coming up and need to be adjusted. Tri-Co Irrigation will be contacted.

Treasurer's Report: Kim Barrett read from the year end financials for 2017 as presented. The Association has a surplus of \$8,252.67 from 2017.

Unfinished Business:

- A homeowner stated that they have a drainage issue and have contacted Sunstate previously with no response. John Antico requests that homeowners contact him with issues and he will attempt to resolve the problem.
- A homeowner discussed an issue that she is having with water coming into the side porch, she believes this is because her neighbors don't have rain pipes.
- The membership discussed the contract with Roman's Lawn Care. A homeowner had an issue with the weeding and the mowing crew not picking up tree limbs. John Antico will speak with Ben Roman regarding the issues.

New Business:

- In the spring of 2019 the Association will be repainting and replacing the lights.
- Comcast contract ends in 2019. A homeowner presented the idea that each homeowner pays for their own service. A membership vote would be needed for that type of change.
- There is no parking on the street. Please make sure that your guests are aware.
- Homeowners need to make sure that if they are leaving for an extended period of time to move their furniture inside.
- The membership discussed hurricane shutters and windows.
- There was a discussion had regarding removal of the Oak Trees. A homeowner heard that the county is being less restrictive when issuing permits to remove Oak Trees. Management will research getting bids for the tree removal.

Vote:

STATUTORY RESERVE FUNDING: To partially fund the reserves for 2018 and waive the reserves required by Section 718.112(2) (f) of the Florida Statutes for the fiscal year.

The vote passed with a majority; 14 Yes Votes and 1 No vote.

CARRYOVER: That any excess of membership Income over Membership Expenses for the year ended December 31, 2017 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.

The vote passed with a majority; 14 Yes Votes and 1 No vote.

Board of Directors: Since 3 positions were open for the Board and only 3 people running, no election is needed. The 2018 Board of Directors are: John Antico, Marilyn Ferguson and Mark Hanket.

Adjournment: With no further Association business to discuss, Marilyn Ferguson adjourned the meeting at 11:30am.

Respectfully submitted

Kim Delaney/ LCAM

For the Board of Directors at Hampton Mews Condominium Association, Inc.