

Hampton Mews Condominium Association, Inc.

Board of Directors Meeting Minutes

Monday, June 4, 2018

CALL TO ORDER: Meeting called to order at 10:01am 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 and Vice President Marilyn Ferguson. Mark Hanket was present via conference call. Also present was Kim Delaney of Sunstate Management Group.

APPROVAL OF MINUTES: **MOTION** made by John Antico, seconded Marilyn Ferguson to waive the reading and approve the May 7, 2018 meeting minutes. Motion passed unanimously.

PRESIDENT'S REPORT: Presented by John Antico.

- 1605 Monarch- There is an issue with water seeping into and flooding the lanai of 1605 Monarch. It appears that the water is coming between 1601 and 1605 Monarch. The downspout at 1601 Monarch has been rerouted to point towards the back yard to see if this makes a difference.
- 779 Tartan- still unable to reach homeowner regarding re-sodding the lawn.
- Oak Trees- The Board has decided to not proceed with removing the oak trees. The oak trees would need to be replaced with another shade tree which would defeat the purpose of removing the oaks. However, the oak trees need to be trimmed, some branches are hitting roofs. Kim will obtain bids to trimming the oak trees.
- Hurricane Preparation- There are items on the lanais of some residents who have left for the summer. An e-blast will be sent out reminding homeowners that items need to be removed from the lanai prior to leaving and if they have already left it is their responsibility to have someone remove the items.
- Dryer Vent Cleaning- The dryer vents need to be cleaned. Kim will obtain prices and follow up with the Board.
- Comcast- The Comcast contract ends in 2019. Kim will reach out to Comcast to initiate the renewal process.

TREASURER'S REPORT: No Report.

UNFINISHED BUSINESS:

Landscaping

- Most of serious problems with the landscaping have come from issues with the irrigation.
- The Board discussed the importance of have one company that will include the landscaping, irrigation, and fertilization.
- The Board discussed the proposal from LMP. There will be further discussion at the next meeting.
- Curb appeal is very important since it is the first thing that people see when they arrive at the Association. John suggested that the Board meets with the potential new landscape company to discuss expectations. The Board would like references from the companies that are being considered.

NEW BUSINESS:

Insurance

- The Board discussed the insurance renewal. The Association will be saving \$2,272 this year on their premium.
- There was a discussion regarding sinkhole coverage and whether the Association is adequately covered. Kim will contact Dave McMahon at Atlas Insurance to obtain more information.

NEXT MEETING DATE: Monday, July 16, 2018 at 10am.

ADJOURNMENT: With no further Association business to discuss, John Antico adjourned the meeting at 10:43am.

Respectfully submitted by

Kim Delaney/ LCAM

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