

# *Hampton Mews of St. Andrews East Association, Inc.*

Board of Directors Meeting Minutes

Monday, August 6, 2018 at 11am

**CALL TO ORDER:** Meeting called to order at 11am 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 Marilyn Ferguson, seconded by Mark Hanket to waive the reading and approve the July 16, 2018 meeting minutes. Motion passed unanimously.

**PRESIDENT'S REPORT:** Presented by John Antico.

- Roof replacement reserves- John would like an exact number of how much money is going into the Roof Replacement Reserve Fund.
- Emailed Ben Romans regarding excessive weeds at several addresses and in all the beds of the Association.
- 1625 Monarch- The sprinkler head has been repaired.

**TREASURER'S REPORT:** Mark Hanket reported from the July 31, 2018 financials as presented. The Board discussed the roof replacement fund and the amount of money that goes into it each year.

**UNFINISHED BUSINESS:**

- Dryer Vent Cleaning: has been scheduled for August 14, 2018. Management will send out an e-blast notifying homeowners. Paradise Cleaning will clean out the dryer vents from the roof.
- Roof Replacement Inspection: Colonial Roofing performed a roof inspection and found that the roofs are approximately 14 years old. The roofs have an estimated remaining life of 13 to 15 years. Colonial Roofing advised the Association to budget \$61,795 per building for a roof replacement.

**NEW BUSINESS:**

- Painting: The Association is scheduled to have the units painted in 2019. Management will obtain painting bids to assist in preparing the 2019 budget.

**NEXT MEETING DATE:** TBD

**ADJOURNMENT:** With no further Association business to discuss, John Antico adjourned the meeting at 11:36am.

Respectfully submitted by  
Kim Delaney/ LCAM

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