

# HAMPTON MEWS of St Andrews East Association, Inc.

## ANNUAL MEMBERSHIP MEETING

February 9, 2019 at 10:30am

Celtic Hall, Saint Andrews East

**APPROVED**

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

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

**Determination of a Quorum and Certifying of Proxies:** A quorum of the membership was established with 11 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 prior to the Annual Meeting. Notice was also posted on the property.

**Approval of Minutes:** **MOTION** made by Jo Crumpacker, seconded by Nancy Zebko to waive the reading and approve the Annual Meeting minutes from February 8, 2018. Motion passed unanimously.

**Landscape Presentation:** Richard Wilbert from Lawn Maintenance Professionals had a question and answer session with the Association.

**President's Report:** Presented by John Antico.

- John discussed the increase in quarterly assessments for 2019. The reserves are currently funded at 71%.
- Colonial Roofing performed a roof inspection and gave an estimated replacement cost of \$61,795 per building with about 13-15 years remaining on the roofs.
- Painting is typically done every 7 years. The exteriors of the buildings are currently in good shape.
- Pressure washing- the roofs need to be cleaned. Management obtained proposals from several companies and the Board will choose one of the proposals.
- Dryer vents were cleaned this year by Paradise Cleaning. This will be done every 2 years.
- The Comcast contract ends this year and the Association is currently month to month. The Association discussed homeowners being responsible for their own cable.
- There have been issues with rodents eating through lanai screens. Hoskins will be installing 3 rodent boxes around each unit.
- If you have any guests or repairman, please advise them not to park on the grass.
- Make sure to take in patio furniture and potted plants prior to going away for an extended period of time.

**Treasurer's Report:** Kim Delaney reported from the December 31, 2018 financials as presented. The Association has a surplus of \$9,314.90 for 2018.

### **Unfinished Business:**

- There was a discussion regarding changing the unit numbers and light fixtures. The plan is to make those changes when the buildings are painted.

### **New Business:**

- a. **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 unanimously.**
- b. **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 unanimously.**

- c. **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, Lynn Fergus made a motion, seconded by John Antico to adjourn the meeting at 11:30am.

Respectfully submitted

Kim Delaney/ LCAM

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