



THE HAMPTONS AT BRANDON CONDOMINIUM ASSOCIATION, INC
SECOND BOARD MEETING MINUTES – JULY 10, 2024

The meeting was called to order at 6:33pm by Ben Brown

2024 Board Members Present:

- Ben Brown - President
- Patricia Hatt – Secretary
- Dionisio Galarza – Treasurer

Board Member Absent:

- Balan Nair - – Member at Large
- Julian Blanco – Vice President

Staff Present:

- Tonia Bascom
- Melissa Campos

Others Present:

- Wesley Jones – Attorney, Glausier Knight Jones, PLLC
- Michael Wells & Estefany Rodriguez – Hamilton & Associates CPA

Condominium owners present:

- The sign in sheet is on file in the COA Office

Proof Meeting Notice – was presented and will be kept with the Board Meeting Minutes.

Determination of Quorum – It was established that a quorum was met.

Vote on the following Proposed Amendments to Amended and Restated Declaration:

- Article 3, Section 3.1, Article 9, Section 9.21, Article 11, Section 11.2, Article 11, Section 11.3, Article 11, Section 11.8, and Article 12, Section 12.3

The amendments were approved: Yes 117 – No 27

New Business:

- The Review of the 2023 Audit - Michael Wells, Hamilton & Associates, CPA reviewed the 2023; he asked if there were any questions. No questions were asked.

- Insurance Renewal Update – B. Brown shared that although we could have saved money going with Citizens, that it was in the Association’s best interest to remain with our current carrier. He shared that although we had a fire on April 28, that the current carrier offered to keep us.

Comments:

- T. Bascom shared that window installers are 75% completed and that it projected that they will be done in another week.
- T. Bascom shared that with the summer heat that it time to check the date on your water heater and that if it is more than 10 years old to consider changing the water heater as there have been leaks. Also, it is time to have your AC unit serviced.
- P. Hatt shared her concerns with the new windows. T. Bascom stated that she would follow up with David, from Clearview, to address her concern.

Adjournment – The meeting was adjourned 7:07PM