



Annual Meeting Minutes for December 9, 2016

The meeting was called to order at 6:40pm by B. Brown.

Board Members present:

- Ben Brown – President
- Bruno Pittini – Vice President
- Balan Nair
- Eli Caraballo-Tirado
- Sherrie Slom

Condo owners present:

- Sign in sheet on file in the COA Office

Staff present:

- Tonia Bascom
- Marisol Diaz

Establishment of a quorum was reached.

Bascom provide the proof of Meeting Notice to Ben Brown and a last call for ballots was made.

The ballots were counted by Tonia Bascom and Chris Nelson; Chris is a representative with Pineywood Property Management, LLC. Bascom and Chris counted the ballots three times and the outcome is: Ben Brown -97 votes; Bruno Pittini 93 votes, Eli Caraballo-Tirado 88 votes, James McPeak 85 votes, Charles Commons 83 votes and Sherrie Slom 18 votes.

The 2017 Board was presented to the membership and they discussed the office that they would each hold:

Ben Brown – President

Bruno Pittini – Vice President

Eli Caraballo-Tirado – Treasurer

James McPeak – Secretary

Charles Commons – Director

Brown asked if there were any questions on the minutes for the last meeting if not, let's move on to the Balance Sheet and Profit & Loss. Brown shared that we have a deficit of \$62,742.23 and that means that our expense has been more than our income. He discussed that for the most part that association's expenses are fixed but we have had some emergency repairs this year and that those are expenses that you

cannot always plan for. Brown shared that are bad debt of \$54,497.86 is from unit owners who owed the association money, but when their unit sold the association received either 12 months or 1% of what was owed from the bank. Brown asked how many units do we currently have in foreclosure? Bascom replied that we currently have seven units that remain in foreclosure.

Brown highlighted our legal fees high due to the ligation with foreclosure units. He also shared that our insurance premium went down this year.

Brown said that he understands that no one wants an increase in their association dues, but our community has been in deferred maintenance for so long due to the housing market crash and now must take care of all of the items that we had to defer the maintenance on.

2017 Budget & Association Dues - The 2017 Board voted to approve the 2017 Budget & Association Dues increase. Brown shared that new COA Dues rate increase will take effect on February 1, 2017, with the new rates being:

One Bedrooms \$182.70 Two Bedrooms \$250.29 Three Bedrooms \$327.75

Fund or Waive the Reserves - The Board also voted to fund the reserves in the amount of \$5,434.42 per month. This will cost \$26.64 per unit per month.

Road Resurfacing / Paving - The board voted **YES** to move forward with the road repairs and paving in 2017. Bascom explained that the road is beyond the usual seal coat and Parking Lot Services will be contracted to the work. Parking Lot Services will do the work in stages, starting with the front of the property; Kings Ave to Berry Tree Place. Bascom shared that this means that all owners, residents and guest will need to use the rear exit only gate to allow access during the paving of the property. Bascom will work with Parking Lot Service to establish a start date for this project.

Brown shared the proposal has been updated and that phase one of the project will cost \$20,000.

Roof Replacement – Brown shared that the cost of roof repairs so far, this year is \$33,795.60 and the damage was caused primarily by raccoons, possums and other wildlife. He stated that we do have to start to plan for the roof replacement in the future and that the average cost per building is roughly \$15,000. Brown shared that we have received a couple bids, but we currently don't have the funds to replace the roofs at this time.

○ Quality Roofing	25-Year 3 Tab	30-Year Dimensional
	\$426,930.00	\$441,910.00
○ TRW, LLC	\$419,850.00	

Pet Addendum – The board voted to accept the rule as it was written by the association attorney This now means that The Hamptons at Brandon Condominiums will be part of the cleaner greener communities. Bascom shared that a notice will go to all residents explaining the PooPrints Program, this notice will contain the start date and the fee. Bascom shared the initial rollout date had to be changed so the new rollout date will be in January 4, 2017 with full implantation by mid-February 2017.

The PooPrints fee will be as follows for ***all*** owners and residents with a dog:

- \$40.00 - One-time registration fee for all current residents.
- \$75.00 – For any new resident(s)
- \$50.00 Late registration if a dog is not registered by February 15, 2017

Owners not picking up after their dog, will be as follows:

- First Offense - \$75.00
- Second Offense – \$150.00
- Third Offense - \$300.00
- Fourth Offense - \$500.00

All Owners are responsible for working with the association manger and their tenants to ensure full compliance with the new pet rule. The COA office will notify owners of any and all violations committed by their tenant(s).

This a friendly reminder that The Hamptons at Brandon Condominiums allows for ONE pet with a maximum weight of 50 pounds.

Retrofitting of Handrails and Guardrails – Bascom explained that in October she learned of the new state mandate for all Condominiums Communities and that the State of Florida was giving older communities an option to waive the change by December 31, 2016; but we have 2/3 or 67% (132) of the owners to sign the wavier or come January 1, 2017 that we would be violation and would be forced to become compliant by updating the Handrails and Guardrails and this cost is projected to be about 2.5 Million to 5 Million dollars. Bascom shared that owners that did not attend the meeting would be mailed their letter and written consent form and the owner would need to sign and mail back the original form no later than December 22, 2016. All owners present at the meeting signed their written consent form and turned it in at the meeting.

Staff Recognitions – Brown shared that Akeem Rogers (Ground Maintenance) has lost both of his parents just three weeks apart. He also shared that the entire staff works very hard that they should be recognized for their work. The board voted to provide a gift card to each staff member.

Open Forum –

- S. Slom asked when will the current accountant be replaced? Brown shared that he has spoken with the current Accountant and that her computer had crashed the night before the meeting and that there was not a need to replace the current accounting company.

Adjournment – The meeting adjourned at 9.05pm.