

1st Quarter Meeting Minutes for May 20, 2015 at 6:00 PM

The meeting was called to order at 6:22 PM

Board members present:

Ben Brown - President
Nrti Brown – Absent
Gus Gil – Secretary – Absent
James McPeak
Bruno Pittini

Condo owners present:

Sign in Sheet on file in the COA Office

Staff present:

Tonia Bascom
Aisha Corporan

Old Business:

Brown read the minutes from the Annual Meeting and were approved as read.

Treasurer's Report was given by Brown. He also shared that the Association is able to pay its expenses and is making deposits into a savings account.

Insurance – Brown shared that there was a reduction in property insurance, but the liability insurance was increased and has resulted in a small decrease in our monthly premium. Billy Martin, with Comegys Insurance, shared that the increase in the liability insurance is a result of the number of renters at The Hamptons at Brandon Condominiums. He also explained what The Hamptons at Brandon Condominiums insurance covers, why it is very important that owners and renter have their personal property covered by their own insurance, and not depend on The Hamptons at Brandon Condominium Insurance as their insurer. B. Martin shared that we can reduce our deductible for hurricane insurance from 5% to 3% but would result in a higher insurance premium. After much discussion the board voted to pass on this option.

New Business:

The Board Members were elected for their 2015 office.

2015 Board Members Office / present:

- Ben Brown - President
- Nrti Brown – Absent
- Gus Gil – Absent
- James McPeak – Treasurer
- Bruno Pittini – Vice President

TECO Meters – Brown shared that the meters at building 15 have been replaced at a cost of \$6,291.00. Cost included permits, parts, and labor. Power Electric was contracted to complete the job. The job was completed and passed inspection.

Well Pump – Brown shared that the pump to the irrigation system had to be replaced. He shared

that we sought bids from four companies which ranged between \$6,965.00 and \$14,000.00. Bay Area Pump & Well Service was selected to install the new pump (cost and labor included) at a cost of \$6,965.00. Brown shared that the pump was replaced approximately five years ago.

Main Exit Gate – Brown shared that the main exit gate was hit by a hit and run. Witt Fence was contracted to repair the gate and replace the gear box at a cost of \$4,300.

Cameras – Brown stated that we additional cameras at an additional cost.

Electrical Lighting – Brown shared that areas needing additional lighting have been identified and that Power Electric has submitted two bids.

Long Term Capital Planning – Brown discussed the long- term capital planning for the association. He shared that we need to start planning on how to fully fund the 2016 reserves. The total amount needed for the reserves is \$674,492; Brown stated that this would have an impact on monthly COA Dues.

<u>Reserve Description</u>	<u>Total</u>
Replacement of the roofs	\$315,000
Electric Meter for each building	\$138,402
Pavement, Painting, Seal	\$ 93,675
Painting buildings, doors and handrails	\$ 74,890
Termites (Tenting all buildings)	<u>\$ 52,525</u>
	\$674,492

Tenting – Brown shared that cost to tent the remaining buildings is \$52,525 and that Haskell Termite & Pest Control has been contracted to tent buildings 8, 13, 14, 20 and the office. He shared that the owners and tenants have been notified and owners will be responsible for assisting their tenants with alternative housing during tenting. The office will be tented on Friday, June 26 and the remaining building will be tented on June 29.

Open Forum - No one had questions or comments.

The meeting was adjourned at 7:30pm