



Annual Meeting Minutes December 2, 2021

The meeting was called to order at 6:31pm by B. Brown.

2021 Outgoing Board Members present:

- Ben Brown – President
- Charlie Commons – Vice President
- Michael Dohner – Treasurer
- Julian Blanco - Secretary
- Marisol Ramos –Director

Staff present:

- Tonia Bascom
- Yvonne Rodriguez for check-in

Others present:

Billy Martin – Comegys Insurance

Shawn Brown – Attorney, Kay Bender Rembaum Attorney at Law

A quorum was proven.

T. Bascom supplied proof of meeting notice.

Installation of the 2022 Board:

- Ben Brown – President
- Charlie Commons – Vice President
- Julian Blanco– Secretary

Condominium owners present via Zoom:

- Sign in sheet on file in the COA Office

Reports by Officers – None were given.

Old Business:

Revised and Restated Condo Documents – B. Brown shared that the old condo docs, were from the 1980's and that they were out of date. He said this was a lengthy process and that he was happy that it was completed. S. Brown, Attorney for the association; said that the new documents have been completed and filed with the State of Florida. T. Bascom shared, that The Revised / Restated condominium docs are posted on the association's website under the community tab – 2021 Amendments.

Opening the Amenities – B. Brown shared that all amenities are opened except for the back pool. Per Hillsborough County, the back pool depth markers must be updated before the pool can be opened. To

change the depth markers, is not cheap nor is it a quick fix. Besides the back pool has been approved by the board prior to COVID -19 to be resurfaced. When the back pool is resurfaced the depth markers will be updated and changed to follow Hillsborough County Code new code. Although the pool is closed, it is still being serviced three days a week as scheduled.

ADA Compliant Seating at the Playground – The Board voted 3-0 to add seating at the playground area. This will allow parents a place to sit as they watch their children when playing.

Comment: M. Ramos said that she is concerned that if the playground area has seating, that it will become a problem with people congregating at the playground after hours. Ramos said that she would prefer that the board vote no, to recommend adding seating. Bascom shared that parent(s) have asked on different occasion about seating at the playground, so that they can stay with their children. She also shared that we have parents with disabled children who have inquired about seating at the playground. Other owners agreed that seating is needed at the playground area.

Attorney S. Brown said that the Board could amend the condominium docs to make the playground area a no smoking area. If approved by the owners, then signage could be added to the playground area.

ADA Compliant for the Parking Lot - The Board voted 3-0 to make the parking area ADA Compliant.

A. Iannuzzi, asked if this will change the number of parking spaces? If so, what is the number of parking spaces will be affected.

Bascom answered, yes it will have an impact on the number of parking spaces, due to adding the ramps and signage. B. Brown asked, that we confirm the number of parking spaces that will be lost, if any. Bascom followed up after the meeting with Parking Lot Services and was told that we could lose up to two parking spaces per building.

Tennis Court – B. Brown shared that we have a bid to replace the current tennis court with a new one. The proposal for the Tennis Court was provided by Chris Hagman with Welch Tennis. The price is \$45,000.00. Bascom shared that Chris suggested that we make the new court a multipurpose court. It would include tennis, basketball, handball, and pickleball as doing so would increase the value. Brown said that this needs to be done, but with the current increase in price that we do not have the funds to do this now and suggested that we revisit this in 2023. **The Board agreed.**

Soffit & Gable Ends – T. Bascom shared that the soffit and gable ends of all the buildings needs to be repaired/replaced. So far, we only have received once bid. Brown asked that we get more bids and revisit this at the next board meeting. He shared that we have one bid so far that is upward of 150K to 200K.

T. Bascom said that the ends are being damaged by the wildlife that are seeking food and asked all owner to please speak with their tenants about leaving cat food outside. Other owners said that this is an ongoing problem in their area as well. Owners said that residents are opening cans of cat food and leaving them outside in the hedges, on the sidewalk and in the parking lot. Bascom reminded everyone, that putting cat food outside is not just feeding the cats, but they are feeding the wildlife. B. Brown reminded everyone, that the roofs are three years new and that folks really need to stop putting cat food outside.

New Business:

2021 Insurance Renewal – B. Martin shared a five-year comparison report, that he created for The Hamptons at Brandon showing how the insurance market has increased over the last five years. He said that our insurance has increased over 30% during this time. Martin said that increase is for the entire industry across the board and that currently three insurance companies are no longer writing insurance in Florida and that one has gone out of business. Martin said that he cannot say when we will see a reduction in price.

B. Brown shared that he remembers with we paid less than \$80K and now our insurance is at \$145K. Brown, asked Martin is there somewhere we could cut back on insurance to lower the price? Martin said no.

Owners Proof of Insurance (Unit Tracker) – B. Martin said that he has been working on the Unit Tracker Software, and that it is designed to send notices out on the behalf of the association to the unit owners/property managers to remind them of their renewal time. He shared, that this will save Bascom the time of having to do contact unit owners manually.

B. Martin shared that unit tracker was created to help business owners keep track their properties and know which merchant is properly insured. But he saw that we have a need and that we can use the product, so he has been working with T. Bascom to make it user friendly for unit owners. He shared, that while there have been glitches, that overall, it is up and running. He said that the system sends the unit owner an email and that the unit owner uploads a copy of their policy and answer five questions. Once that is done, the system sends an email back to Bascom who then reviews the information and that based on the information provided, the unit owners is either passed or failed. If you unit owner is passed, then the system will send an email when it is time to renew your policy again. But if a unit owner fails, then the system will send an email to the unit owner on what changes and/or corrections are needed. Once that is done, the system will send an email back to Bascom again to review the correction and/or changes.

B. Martin said that the system does all the contact to the unit owner. B. Martin shared that once a unit owner receives the email, that they could send the email to their insurance agent who could do the work for them.

Comment: P. Hatt, unit owner shared that it was painless and extremely easy to do.

Question: E. Caraballo, asked why does a unit owner need to list the association as an added interest? Martin shared that it notifies the association that a unit owner, is complying.

Replacement Value Insurance Inspection – B. Martin said that Prestar Service has completed the inspection, but he is waiting on the report. Once the report is received, it will be reviewed at the next board meeting.

B. Brown shared how important this report is, as it helps to make sure that we are properly insured.

2022 Budget & Association Dues –

The Board voted 3-0 to approve the 2022 Budget. Brown said that with the current increases of cost to the association, that we have no choice but to increase the association dues to keep up. The new rate for the 2022 dues is:

- One Bedroom – change in price from \$183.70, to \$204.38. This is an increase of \$20.68 per month.
- Two Bedroom – change in price from \$251.29, to \$280.23. this is an increase of \$28.94 per month.
- Three Bedroom - change in price from \$328.75, to \$366.50. This is an increase of \$37.75 per month.

This change is effective February 1, 2022.

Owner's that have a balance due on your special assessment, your will need to add the special assessment to your payment.

Vote to Fund or Waiver Reserves – Proxy counts as follows:

1. Should any common surplus (excess of Association Revenue over Association expenses) from this year be applied to next year's budget for Revenue Rule 70-604 purpose?

#1. Passed **Votes: 161 Yes** **4 No**

2. Should reserves required by section 718.112(2)(f), Florida Statutes, be waived for the next fiscal year? The Board recommends a **no** vote on waving the reserves.

#2 Passed **Votes: 0 Yes** **164 No**

Based on the votes, the Board **will** fund the reserves.

Staff Recognitions – Brown shared that the staff has worked extremely hard and that they should be recognized for their work. The Board voted to supply a gift card to each staff member.

Comments: M. Ramos thanked Bascom for the demanding work that she does in keeping the community clean and increasing the property values. She shared that it was terrible 15 years ago, and that Bascom came in and cleaned up the community and that that is why owners have chosen to buy at the Hamptons.

B. Brown said that he agrees, and that the community has continued to improve since he first bought at The Hamptons. He said that he recognizes that Bascom and her team works extremely hard that they should be recognized.

New Requirements for Owner Statements - Bascom shared that per the new State requirements for accounting that all unit owner statements have a fresh look. That the statement is broken down to show the amount that is due by the unit owner for the COA Dues, what amount that a unit owner is contributing to the reserves (based on unit square foot) and for owners that have a balance due on their special assessment. Each item has its own line-item number, but it all totals to the monthly amount of the association dues.

Open Forum - Brown opened the meeting for comments from owners.

- B. Brown – Stated that he has a request from one of his units. They want their balcony screened in. While he asked the Board for permission, he also agreed to abstain from voting since he was making the ask. **The Board voted and approved Ben's request 2 – 0. Ben abstained.**
- L. Galarza – Requested the information for replacing the windows in her unit. Bascom said that she would provide her with that information as well as put it in the meeting minutes.

Per the fire code, windows that are changed out must be changed to horizontal, this means that they slide open from right to left or left to right. The windows frame must be white. The new windows are custom windows with tempered/insulated glass.

- M. Ramos – Ask that the Board to consider adding cameras to the playground area. B. Brown said yes, we could do that and asked Bascom to follow up with getting information to adding cameras to the playground area.
- Door Numbers – Bascom shared with unit owners that if you change your front door, do not to throw away the door number. Instead remove the door number and reuse it. As the current vendor has gone up in price to \$50 per door number for individual orders.

- E Caraballo. – Trash removal for unit owners. He said that Hillsborough County no longer allow unit owners to dump their household waste at no charge. He asked how could the association assist with this? Bascom shared that we cannot, and that when residents move out that the association is currently having to pay for removal and that this could cost of even more. Bascom shared, that we currently charge a fine the resident /unit owners for the trash removal for old furniture and other non-household trash to help with the cost of waste removal.
- E. Caraballo – asked what is the process to ensure that our community is safe? He shared that he has concerns with a neighbor that is a convicted felon. B. Brown said that we will discuss this issue with the association’s attorney.
- M. Ramos – Stated that we have a unit owner in Building 6, that has French windows and that the windows do not follow the windows for the community. Also, that the association must address this issue with the owner. She said that these windows have been installed more than three years. Bascom said that the unit owner was informed about the windows in 2018. B. Bascom shared that another letter was sent to the owner, but they have not complied. The next step is to send the letter to legal counsel for follow up. All replacement windows must slide horizontally as opposed to a vertical opening. Ramos suggested that if the owner(s) do not replace the windows, that the association fines them.

The meeting was adjourned at 8:42pm.