

Second Quarter Meeting Minutes for September 14, 2015

The meeting was called to order at 6:11pm

Board Members present:

Ben Brown – President

Bruno Pittini – Vice President

James McPeak – Treasurer

Absent:

Nruti Brown – Secretary

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 1st Quarter Meeting and they were approved as read.

Treasurer's Report was given by Brown. He shared that the Hampton Group sold the remaining 47 units to AMMU Investments. Brown shared that this is great for the Association as the new investor has already begun paying the COA dues and has an interest in the continued improvement of the community. Brown summed up the report by saying that things are getting better.

2015 Board Members:

Ben Brown – President

Bruno Pittini – Vice President

Nruti Brown – Secretary

James McPeak – Treasurer

Gus Gil sold his 47 units and is no longer eligible to serve on the Board for The Hamptons at Brandon Condominium Association.

TECO Meters - Brown shared that the meters at building 15 have been replaced at a cost of \$6,291.00. This included the permits, parts and labor. Power Electric was contracted to do the work. The job was signed off and passed inspection.

Well Pump - Brown shared that the pump that provides water to the irrigation system had to be replaced.

Main Exit Gate - Brown shared that the main exit gate was damaged in a hit and run and has

resulted in an unexpected expenditure.

Cameras – Brown stated that additional cameras are needed but will be an additional cost for the association.

Electrical Lighting – Brown shared that additional lighting is needed in certain areas of the property. He shared that we have received two bids from Power Electric to add lighting in the identified areas.

Insurance Renewal - Brown shared that the property insurance decreased, but the liability insurance was increased resulting in a small decrease in our monthly premium.

Long Term Capital Planning – Brown discussed the long-term capital planning for the association and shared we have been unable to fully fund our reserves and should start planning how to fully fund the 2016 reserve fund.

New Business:

Haskell Pest Control/Tenting Update - Brown shared that the Association is tenting all buildings for dry wood termites. Buildings 1, 8, 13, 14, 17, 19, 20, 21, 22, 23 and the clubhouse have been tented. Brown shared that tenting planned for September and October has been rescheduled for November and continue through the first quarter of 2016. At the time of the meeting, 48% of the buildings have been tented. Brown also shared that the tenting cost to the Association is \$52,525. Bascom shared buildings 9, 10, 11 & 12 will be tented in November and that the owners and residents have been notified.

Fence Update – Brown shared that the fence located at the north of the property is 100% complete and the maintenance staff has begun replacing the fence located on the south side of the property.

Disaster Plan – Brown shared that he has reviewed the Disaster Plan created for our community and has asked Billy Martin, Insurance Representative, to comment. Martin shared that he and Bascom reviewed the Disaster Plan and made some changes. Martin said that there's a concern that if there's a disaster and we are instructed to leave, whether or not the gates are left open or closed. Brown stated that he is looking into it and will get back to us. The Board moved to adopt the Disaster Plan as written and Brown asked that it be uploaded to our website.

Insurance Update – Brown shared that although we have always been a “Drug Free Community” and for insurance purposes t had to be put in writing so the Association is eligible for a 5% savings on our Worker's Comp Insurance. Brown shared that we also implemented a Work Place Safety Program and for doing so that we received and a Work Place Safety Credit on our insurance.

Long Term Capital Planning – Brown shared that many of the long-term projects have been delayed and need to be reviewed. He mentioned that at some point we will need to replace the roofs, TECO Meters, paint all buildings, install additional lighting in designated areas and repave the parking lot.

Unofficial Business:

Hampton Group, LLC - Brown shared that The Hampton Group, LLC sold 47 units to AMMU Investments and the Hampton Group owed the Association approximately \$155,000. This covers COA dues, fines, attorney's fees and interest. He shared that the Association recovered \$75,000 from the Hampton Group and the sale was a benefit to the COA. Randall Corter of the AMMU Investments shared that they have people working to rehab the 47 units and plans for move ins November 2015.

Shooting - Brown shared that on the evening of September 5, at approximately at 10pm, gunshots were heard on the property. The Sheriff's Department was called and requested a copy of the video of the suspect with the gun and the vehicle tag number from the vehicle in which he was a passenger. The detective was able to identify the suspect and believes that its drug related and connected to a shooting at Russellwood Condominiums on the same evening. The investigation is ongoing and we know the gunman is not a resident of the Hamptons. We are not sure if one of our residents is involved, but if we find that a resident is involved, the unit owner will be notified of his/her tenant's involvement. The gunman gained access by tailgating cars onto the property.

J. Cottle complimented Ben and the staff on the handling of the situation.

Open Forum:

M Moreau, new owner of unit 524, asked if there's a risk of termite damage to her unit. Bascom shared that her unit was tented prior to her moving in.

Randall, with Phillip Scott Property Management, and the representative for AMMU Investments asked if we could downsize our maintenance staff from three to two employees. Brown answered no, and that we could actually use a fourth person. Randall asked if he could be considered when the Association seeks bids for jobs on the property. Brown said yes.

Randall asked about the Association's plan of action involving owners who fail to pay COA dues. After much debate, J. McPeak said that Florida Statute allows for the Association to collect the rent from any renter whose owner fails to pay their COA Dues. The process was discussed at great length and the Board agreed to collect the rent of all delinquent owners. Currently, there are 10 in foreclosure and approximately 10 to 15 owners not paying their COA Dues.

C. Commons of 9-210, asked what the ratio of owners to renters is. Brown shared that there are currently 24 to 25 owner occupied units and the remainder are rented.

B. Edmondson of 17-241, asked why the account receivables are so high. Brown explained that the accounts receivable remains on our books until it's written off after a sale or foreclosure.

Meeting adjourned at 7:22PM