



THE HAMPTONS AT BRANDON CONOMINIUM ASSOCIATION, INC
ANNUAL MEETING MINUTES – OCTOBER 30, 2025

The meeting was called to order at 6:32pm by Ben Brown

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

Proof Meeting Notice – was presented and will be kept with the Board Meeting Minutes. At the time of the meeting, we did not receive any of the annual meeting packets back.

2025 Board Members Present:

- Ben Brown – President
- Julian Blanco – Vice President
- Patricia Hatt – Secretary
- Dionisio Galarza – Treasurer
- Charlie Commons – Member at Large

Staff Present:

- Tonia Bascom
- Melissa Campos
- Sharon Jackson

Others Present:

- Wesley Jones – Attorney, Glausier Knight Jones, PLLC
- Billy Martin – Agent, Comegys Insurance
- Kevin Bonita – Regency / DRT (phone in)
- John Nunes - Regency / DRT (phone in)

Condominium owners present:

- The sign-in sheet is on file in the COA Office
- A Quorum of the Board was established.

2026 Board Members Selected:

- President – Ben Brown
- Vice President – Julian Blanco
- Treasurer - Dionisio Galarza
- Member at Large – Charlie Commons

Each of the positions was voted on and second for approval.

The minutes of the prior meeting were approved as written. Second by several of the Board Members.

New Business:

Building 20 Update - John Nunes, with Regency/DRT; He said that building 20 projects is progressing toward completion, with most exterior work finalized and interior systems underway. Roofing, stucco, and windows have passed inspection, and patio steel fabrication is being completed for concrete pours in early November.

Mechanical, electrical, and plumbing work continues, including full building re-piped and Fire Marshall revisions to airflow and fire alarm systems. These updates have caused short delays, but the schedule remains on track.

Fascia and soffit installation begins October 30, siding begins the week of November 3, insulation mid-November, and drywall by late November. Substantial completion is targeted for the **end of November 2025**, after which unit owners may begin applying for **interior finish permits in early December**. Regency DRT will issue final guidance on interior work requirements and fire-rated assemblies before that stage begins.

Question: Bascom asks for clarification on the new waterlines that had to be installed. Nunes shared that because the fire was so intense that it melted the waterlines underground, therefore they had to install new waterlines that are now going through the walls of each unit. So, it is imperative that the unit owners not puncture the walls as they could puncture a waterline.

Bascom then asked the attorney if the walls were punctured and a waterline is damaged, who is responsible for the repair since the lines are in the wall? Wesley said that it would be the unit owner's responsibility to repair the leak.

Insurance Update – B. Martin, shared that every three years condominium communities are required to have an inspection of the buildings and that information is put into evaluation software that determines the current value of the buildings at the time.

B. Brown shared that the insurance company paid the building limits of \$1,367,120.00. However, the cost of reconstruction of building 20 exceeds the amount received. The contract cost to restore building 20 is \$1,789,351.74 which leaves a balance due of \$478,054.95.

B. Martin stated that if the unit's owner followed the minimum insurance requirements that The Hamptons had imposed in 2018, that they could file a claim with their policy holder under Loss Assessment, he shared that we listed a minimum of \$2,000.00. Martin recommended that each unit owner contact their insurance provider and submit a claim for the Loss Assessment.

Questions: 1. Why should unit owners be asked to cover the balance? W. Jones, attorney, said that it comes with purchasing in a shared expense community. That all unit owners share all expenses.

2. Can the unit owner expect for the insurance to be cancelled for filing a Loss Assessment Claim? Martin, said no.

3. What does loss assessment cover? Fire, storms and wind damage that are not covered by the association master policy.

4. What happens if a unit owner chooses not to pay their Special Assessment? Attorney Jones said that they will be turned over for collection and if they do not pay that they will lose their property in foreclosure.

2026 Budget and Reserve Schedule – The Board approved the 2026 Budget and the 2026 Reserve Schedule. Brown shared although the rates have increased to the association, he did not want to increase the monthly COA Dues on top of having to do a Special Assessment.

The rate for the 2026 COA Dues will remain as follows:

- One Bedroom – \$277.15.
- Two Bedroom – \$380.00.
- Three Bedroom - \$496.99

Board Approved – 4-0

Special Assessment – Brown shared that because of the shortfall on the insurance that the unit owners would be responsible to make-up the difference of the \$478,054.95; to cover the remaining cost due for completing building 20. Brown reminded us that we each purchased into a shared cost community, meaning that we cover the cost of all the expenses for the community.

Important the payment plan for the special assessment is as follows:

Owners will have the option of paying the special assessment via a lump sum payment due on or before December 31, 2025, or via a 60-month repayment plan, with the first installment due on December 1, 2025. The 60-month repayment of the special assessment shall be payable as follows:

Unit Type	Monthly	Total
Unit A – 1 BR	\$34.65	\$2,079.12
Unit B – 2 BR	\$47.51	\$2,850.69
Unit C - 3 BR	\$62.14	\$3,728.28

For unit owners who desire to pay the special assessment in full to avoid the costs of paying for interest and other amounts on the loan, the special assessment shall be paid in full by December 31, 2025, as follows:

Unit Type	Total
Unit A – 1 BR	\$1,687.34
Unit B – 2 BR	\$2,313.52
Unit C – 3 BR	\$3,025.74

Any unit owner who does not pay the special assessment in full by December 31, 2025, will automatically be placed into the 60-month installment payment option. The sale of a unit shall require the satisfaction of the entire remaining outstanding balance of the special assessment in full by the unit owner and the Association shall issue an estoppel that lists the outstanding balance of the special assessment as a charge due to the Association by the unit owner.

Board Approved – 4-0

Region's Bank – B. Brown shared that the association has been in contact with Region Bank and secured a loan to cover the shortfall due of \$478,000.00. He shared that the original interest rate was 8.75% but after further discussion with Region's Bank they reduced the interest to 7.75%; not to exceed \$588,986.36. The loan is for five years (60 months). With the first payment schedule for December 2025.

Brown stated that unit owners who pay in full on or before December 31, 2025, will pay the amount listed without interest but those owners who choose to pay the monthly fee will have interest included. However, the payment will be adjusted to reflect the new interest rate. He said that the monthly payment is subject to change by \$1 or \$2.

The Board approved the loan for 4-0.

Staff Recognition – Brown shared that the staff has worked hard all year and that they are doing an excellent job.

Open Forum:

Brown asked if there were any additional questions or comments. None were asked.

Adjournment – The meeting was adjourned at 7:32pm