



THE HAMPTONS AT BRANDON CONOMINIUM ASSOCIATION, INC
FIRST BOARD MEETING MINUTES – JUNE 18, 2025

The meeting was called to order at 6:35pm by Ben Brown

2025 Board Members Present:

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

Staff Present:

- Tonia Bascom
- Melissa Campos

Others Present:

- Wesley Jones – Attorney, Glausier Knight Jones, PLLC
- Brent Kish, Spectrum Bulk Sales
- Billy Martin – Agent, Comegys Insurance
- Michael Wells - Hamilton & Associates CPA Firm
- Kevin Bonita – Regency / DRT
- John Nunes - Regency / DRT

Condominium owners present:

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

The minutes from the annual meeting were approved as written.

Treasurer Report – Ben gave the floor to Michael Wells, with Hamilton and Associates for them to give their report on 2024 Audit.

Old Business –

- **New Camera System** – B. Brown shared that the installation of the new system is 80% complete and permission for additional cameras to be installed.
- **TECO Meter Banks** – **B. Brown shared** All of the TECO Meters have been changed and the meters are properly marked with the unit numbers).

New Business –

Spectrum Bulk Sales - Brent Kish presented an option for Spectrum Bulk Sales that would cost approximately \$42 per door, which is 75% savings. The package would include high-speed internet, TV select package, and 199+ Channels. Kish discussed the advantages of Spectrum Bulk Sales. He shared that he and his team represent several companies, but Spectrum has the best bulk rate. Kish shared that the bulk rate through Spectrum is good for 5 years; but the bulk rate through Frontier is good for seven years.

The price of \$42 per door would be added to the unit owner's assessment and that the association would be responsible for sending in one check to Spectrum each month to cover the Spectrum bill.

Bascom shared that we currently have Spectrum and Frontier. However, we are having issues with Frontier cutting through the fire walls in the attics and this is not allowed per the fire code. So, the association does not grant permission for any vendor to access the attic to drill through the fire wall. Bascom shared the recent attic inspection.

B. Brown said that while it does sound like a good idea, no decision was made to proceed either way, but the Board would revisit it later.

Cintas - Stephen Burnette, Representative - could not attend the meeting.

2025 Insurance Renewal - Billy Martin, Comegys Insurance Agent, shared that we had a decrease in the annual insurance premium and that overall, the insurance premiums are going down overall. Billy mentioned that the Board may want to revisit the minimum coverage.

2024 Audit Report - Michael Wells with Hamilton & Associates, CPA Firm - The Review of the 2024 Audit - Michael Wells, Hamilton & Associates, CPA reviewed the 2024; he asked if there were any questions. No questions were asked. **A copy of the 2024 Audit is enclosed in this mailing.**

Building 20 Update - Both Kevin Bonita and John Nunes provided and updated on Building 20. They shared what has been completed and what work still needs to be done. John shared that none of the units are code compliant for the washer/dryer connections and they all the units would have to be replumbed including the three units that were already plumbed.

Tennis Court - B. Brown, shared that there is damage to the tennis court. The court has been damaged by the residents and their guests by riding their bicycle, roller blades, scooter, and skates on the court. The staff have posted signs and have asked them not to ride on the court, but they have continued to do so. Bascom shared that riding on the court leaves marks on the court and that they cannot be removed. She said that she reached out to Stewart Tennis and was told that there is no way to remove the marks and that the court would have to be repainted, to prevent any further damage to the court, it is currently closed.

We have received two bids to secure the Tennis Court and ensure that it is accessible for our residents only. Affordable Locks's Bid is \$5,733.73 (this system is not compatible with our current system). Witt Fence gave a bid of \$12,000.00, which is compatible with our current system.

The Board voted 5 to 0 to go with Affordable Lock to secure the Tennis Court.

Open Forum:

- J. Schultz shared his concern that we the association closes a street that impacts the community parking and that his wife had to park off the site. He questioned, “can each unit be assigned one parking space for their unit.”
- Bascom shared that due to the construction of Building 20, we were asked to close Red Maple Place so that they could bring in the crane and other equipment and supplies. The street closure was to prevent any person and/or vehicle from being injured or damaged as the crane and the materials were being delivered. Reminder, we had to do the same thing when we had the fire at building 8.
- Bascom also shared that when the developers sold the units that each unit owner had an opportunity to purchase up to two parking spaces per unit. She shared that when the board revisited this question a few years ago, it was discussed and the board made provision that owners/tenants could rent up to two parking spaces per unit. The opportunity to rent up to two parking spaces remains the same to date .

Adjourned - The meeting adjourned at 7:30 pm