



1st Quarter Meeting Minutes for April 28, 2017

The meeting was called to order at 6:38pm

Board Members present:

- Ben Brown – President
- Bruno Pittini – Vice President
- Eli Caraballo– Treasurer
- Charlie Commons - Director

Absent:

- James McPeak – Secretary

Condo owners present:

- Sign in sheet on file in the COA Office

Staff present:

- Tonia Bascom

Proof of Mailing was Notice provided by Bascom.

Minutes of the Annual Meeting were read and approved.

Treasurer Report was given by Eli Caraballo. Brown shared that he had the deposit for the paving and presented the check to TJ Joyner, representative for Parking Lot Services and that the balance would be paid at the completion of the project. The bid for this project is \$101,067.00.

The 2016 Annual Audit is in process.

New Business

Parking Lot Services-TJ Joyner facilitated a pre-construction meeting with the Board of Directors and answered questions. He discussed the scope of the project, the impact that it will have on the entire community and the time frame. This project is expected to last 9 business days depending on the weather. Project dates and a site map are enclosed.

Bascom asked that all owners who do not live at The Hamptons to please stay away during this time unless it's an emergency as parking and access to the property will be very limited.

Comegys Insurance Representative – Billy Martin, attended the meeting and discussed with the board that there will be some changes for the 2017 renewal of insurance for The Hamptons at Brandon

Condominiums Association. Many of the changes will have to do with the common areas and how they are insured. The changes were approved by the Board. The new policy is schedule to take effect on May 15, 2017.

Billy Martin shared with the new changes at the state level that he really encourages all owners to carry insurance on their own unit(s) and not to depend on the association's policy.

Security – Rascom Security was a no show. However, T. Bascom shared that with the community at 85% occupancy we are starting to have some issues with some of the residents. Bascom stated that we need to have a security presence at least a few days a week and that Rascom shared that we should go on a rotation so that the residents would not know the schedule of the security team.

C. Caraballo shared that there is a need for concern and also suggested that we go to a parking decals so that we would know if someone lives here at The Hamptons.

Brown and other Board Members stated that they liked that idea of going to a parking decal. Bascom stated that it could be implemented after we are done with the Paving Project.

BrightView Landscaping Maintenance -Bascom shared that the Laurel Oak that is located on Berry Tree Place, between buildings 9 & 10 has been approved by Hillsborough County to be removed. BightView is scheduled to remove the tree on May 2, and once the tree is removed that the asphalt would be removed to remove the tree roots that have damaged the asphalt. This has to be done before the for paving can be done. Bascom also shared that this project would be an inconvenience to all of the residents who live on Berry Tree Place because the street would have to be closed during this time.

Bascom shared that the maintenance staff have begun painting the second-floor banister and that this task would take several months to complete.

2017 Spring Fling – was approved by the Board for Saturday, May 20, 2017.

Unfinished Business

PooPrints – Bascom shared that new residents are in compliance. However, that many of the current resident are holding out, but we know who they are and once we are done with the paving that focus would be redirected back to PooPrints and that owners would be notified and ask to help ensure that their residents become compliant.

Open Forum:

Discussion was held about the paving project. Bascom stated that she has set a schedule of seven meetings (including two meetings on Saturday & Sunday) by building for the residents to attend so that they are informed about the paving project and how they would be impacted. The final meeting is May 10, 2017.

Meeting adjourned at 7:13PM