



THE HAMPTONS AT BRANDON CONOMINIUM ASSOCIATION, INC
ANNUAL MEETING MINUTES - OCOTOBER 25, 2023

The meeting was called to order at 6:30pm by Ben Brown

2023 Board Members Present:

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

Staff Present:

- Tonia Bascom
- Melissa Campos

Others Present:

- Billy Martin – Agent, Comegys Insurance
- Wesley Jones – Attorney, Glausier Knight Jones, PLLC
- Blain Herald – Sentinel Security System

Condominium owners present:

- The sign in sheet is on file in the COA Office
- Establishment of a quorum and certifying of the proxies. We received 184 proxies, 130 yes and 54 no.
- Proof of Meeting Notice – Certified on October 11, 2023. B. Brown stated that we have proof of meeting notice.

Installation of the 2024 Board:

- Ben Brown – President
- Julian Blanco – Vice President
- Patricia Hatt– Secretary
- Dionisio Galarza – Treasurer
- Balan Nair – Member at Large (absent)

Old Business –

- Blain Herald, Sentinel Security System – Blain discussed the importance of updating our current camera system to a system with today's technology. He said new that system would be a 64-channel system and that we would be able to add to it. He also stated that the new cameras would be equipped with info-red technology, and we will have additional coverage for the public areas of the property. **The board approved 4 to 0.**

- **Playground – ADA Compliant Seating** – B. Brown share that the new **ADA** tables and benches arrived and that they have been installed. They are now being used as intended by our families. Additional ADA seating has been added near the tennis court and outside the main pool area.
- **Tennis Court** – B. Brown stated that while the multi-purpose court has been installed it is not complete and that we have been in contact with the company and that we are waiting on them to come and complete their work for the court. Once the court is completed, then the court will be open for use. In the meantime, the court will remain closed.
- **Lights at the Back Pool** – Brown shared that new lights have been installed. The new lights had to be installed because the old lights no longer met Hillsborough County Lummi rating. Ms. Pat said that she is enjoying the new lights. Bascom shared that we are working to get the back pool opened soon.

New Business –

2023 Insurance Renewal - Billy Martin, Comegys Insurance Agent, shared that our renewal was done 05/23/2023. He said that since our renewal, he has seen insurance rates continue to rise, not just in Florida but in the entire USA. Martin explained that Citizen's is a state-run insurance program that provides homeowners insurance to Florida residents. It is the state-backed insurer of last resort, which means that it is designed to provide coverage to homeowners who cannot find insurance in the private market.

B. Brown stated that our current company was awesome to us when we had the fire. But the prices have more than doubled from seven (7) years ago. B. Martin stated that next year we can compare to see what Citizen's prices are, but currently Citizens has a five-week delay with giving out insurance quotes and that you are required to meet their standards before they write a policy.

Comments: Billy received questions from the owners and the attorney about when we are going to see a drop in the insurance rates.

Windows – B. Brown, shared that since the last meeting we have had three vendors who came out to give us a bid on replacing the windows, but we only received two proposals prior to the annual meeting. One bid was from (Window World and the other bid was from Clear-view Companies). The Board voted to accept the proposal from Clear-view Companies. **The board approved 4 to 0.**

The cost per unit owner will vary based on the number of windows per unit.

- Unit Owners of 1/1 the cost per unit is \$867.08 plus tax of \$60.70 for a total of \$927.78.
- Unit Owners of 2/2 the cost per unit is \$1300.62 plus tax of \$91.04 for a total of \$1391.66.
- Unit Owners of 2/2 with (4 windows) the cost per unit is \$ 1,734.16 plus tax of \$121.39 for a total of \$1855.55. (This would apply to select unit owners in buildings 5, 17, 18, 19 and 20).
- Unit Owners of 3/2 the cost per unit is \$1,734.16 plus tax of \$121.39 for a total of \$1855.55.

Unit owners of building eight are exempt from purchasing windows. Their windows were replaced when we had the fire in May 2017. Once the windows are replaced then we can schedule the property to be painted.

Unit Owners are required to pay a 50% window deposit by March 15, 2024, and balance due by April 30, 2024. The deposit must be paid to the association as the company wants one check. Once the windows are paid, then Clear-view Companies will schedule the installation of the new windows. Weather permitting, they will do the installation for 5 to 7 units per day. So, the total project time will take about 8 to 10 weeks to complete.

Painting – Brown shared that we have received two painting proposals for painting the property. One from Brother Colors Painting and the another from 5 Star Pro Painters & Remodeling, Inc., The paint committee will meet with both companies before a decision is made.

Plumbing Concerns – T. Bascom shared that we continue to have plumbing issues due to the residents who continue to put items down the drain lines. Recently we had a plumber to tell us that they pulled wipes, female items, paper towels and grease from a line. Bascom shared that we continue to ask the residents not to put these items down the drain, but when there is a backup, everyone says that “**it was not me.**”

2024 Budget – The Board voted 4-0 to approve the 2024 Budget - Brown said that with the current increases with Tampa Electric, water, and trash to the association plus the increase insurance, that we have no choice but to increase the association dues to keep up with our expenses.

The new rate for the 2024 Dues is:

- One Bedroom – price change from \$243.41 to \$273.68. This is an increase of \$30.27 per month.
- Two Bedroom – price change from \$333.74 to \$375.22 This is an increase of \$41.48 per month.
- Three Bedroom – price change from \$436.49 to \$490.68 This is an increase of \$54.19 per month.

This rate change is effective January 1, 2024.

Unit Owners who have a balance due on their special assessment, note that the final payment is December 1, 2023.

2024 Reserves – The Board voted 4 to 0 to fund the reserves. The attorney shared that starting 2024 that condominium unit owners will no longer have an option to waive the funding of the reserves. As these funds are to be used for capital improvement projects. Brown shared that for us, most of the capital improvement projects have been completed and that our next capital improvement project is painting.

Community Rules - The Board voted to adopt the current rules as the official rules for the community. Bascom shared that these rules are what the community has been using since 2006. **The Board approved 4 to 0.**

Staff Recognitions- Brown shared that the staff is doing an excellent job. He said that usually the Board gives each staff person a \$25 gift card, but he is going to give them a \$50 gift card.

Open Forum:

M. Dohner asked if the tennis court is open because he hears folks playing basketball late at night. Bascom said not yet and that no one should be out there. Brown said that we need to add a card to the tennis court like we have on the pools.

B. Pittini asked about the Ring Doorbell cameras. Wesley explained that because our doors face one another we cannot have them. Bascom shared that we have already had complaints from the residents concerning ring doorbell cameras facing their door and stating that their privacy is being invaded. It was suggested that instead of a ring doorbell camera the unit owners invest in installing a wide angle peep hole.

Adjourned - The meeting adjourned at 7:50 pm