

First Quarter Meeting Minutes for May 8, 2019

The meeting was called to order at 6:41pm by B. Brown.

Board Members present:

* Bruno Pittini – Vice President
* Eli Caraballo-Tirado -Treasurer

Board Members present via Conference Call

* Ben Brown – President

Absent:

* Charlie Commons - Secretary
* Balan Nair - Director

Condo owners present:

* Sign in sheet on file in the COA Office

Staff present:

* Tonia Bascom
* Ammy Rivera

**Others present**:

Dan Raulerson – Auditor,

Billy Martin – Comegys Insurance

Shawn Brown – Legal Counsel for the Association

Ramona Anderson - Accountant

B. Brown opened the meeting by stating that he apologized that the April 26 meeting had to be canceled and rescheduled to today. He shared that his flight had been delayed.

The Board voted to forgo the reading of the minutes from the annual meeting.

**New Business:**

**2017 Audit Review** – Dan Raulerson with Raulerson Castillo & Company performed the audit.

Dan reviewed the audit report and shared that The Hamptons at Brandon (in his opinion), the financial statements referred to above present fairly, in all material respects, the financial position of The Hamptons at Brandon Condominium Association, Inc. as of December 31, 2018 and the results of its operations and its cash flow for the year and then ended in conformity with accounting principles generally accepted in the United States of America. Dan asked if there were any questions for the Board of Directors and/or the Owners. No questions were asked. A copy of the audit is enclosed and will be posted on the association’s website.

**Landscaping Bid** – B. Brown shared that we had received a bid from Cut-Ups Lawn Service. The Board reviewed the bid and voted to discontinue the landscaping services with Brightview effective June 30, 2019. The reason for the switch is due to the lack of services that we’ve been receiving from BrightView since they purchased ValleyCrest Landscaping Services.

The tree work will continue to be done by Brightview’s Tree Division.

Effective July 1, 2019, Cut-Up Lawn Service will take over the landscaping of the property.

**2019 Insurance Renewal** - Billy Martin, Agent of Comegys Insurance shared that all the bids were not in and that the final bids were due to come May 13 for review. This will be for the 2019 insurance renewal. The current carrier quote has been received, but he wants to see what the other carriers are offering. The Board asked for the final bids to be received by Monday, May 13, 2019, so that they can have time to review. They also want to discuss the bids and make a final decision.

**Wind Mitigation Inspections** – B. Martin shared with the Board that the wind mitigation was required by Citizen at one point but that this is no longer the case. However, a lot of the insurance carriers are still requiring wind mitigations to be done. He explained that a wind mitigation report is not required for the associations policy, but many of the carriers are requiring the wind mitigation report for the owner’s policies. He suggested that for $65 per building, it is a great incentive to have the wind mitigation inspection completed as it will allow the owners to possibly have credit on their policy.

**The Board voted yes to have the wind mitigation inspection completed.**

**Roof Replacement Update –** Brown shared that Joe with Urethane Roofing Systems, was not available to attend the meeting.

Bascom shared that building one (1) was the last building to be completed. If the rain cleared out, building one (1) would be completed this week. All other buildings have been completed.

Brown shared that due to the amount of wood damage that Urethane Systems had to change out, we went over the bid and needed to take the additional funds ($30 to $35K) from the Reserve Account. This was done to pay the remaining two invoices for buildings three and one as all other buildings have been paid in full.

**Loan Payment Update** – Bascom shared that the monthly loan payment is $9,550.87. Brown expressed concern of an owner selling the units and not paying for the special assessment. Bascom shared that it would not be possible for any owner to avoid paying their special assessment due to the way attorney S. Brown wrote the Resolution for the special assessment. Attorney S. Brown wrote the resolution stating that the balance of the special assessment is to be added to the estoppel letter. The remaining balance that is due, is to be paid in full prior to closing and that no discounts can or will be given at this time.

**Paving Update** – Bascom shared that Paving has been scheduled. Concrete repairs will be done on May 13. Asphalt repairs are scheduled for May 14. Paving is scheduled for May 20th. All residents/owners have been notified of the scheduled paving meetings; that began on May 2.

We reached out to the neighboring church (Brandon United Methodist) to see if we can park on their property overnight from 9:30pm to 7:30am. If permission is granted, they are requesting that we pick up the parking lot daily by 8:30am during this time as part of the agreement.

**PowerPoint** – A PowerPoint of the scope of work that was completed by the maintenance staff since the annual meeting was presented . The PowerPoint also captured some of the work that was done by Urethane Roofing Systems.

**Cameras for the Compactor Area -** Bid provided by Secure 2Ware – Bascom shared that we have had numerous visits from Hillsborough County Code Enforcement Team. While they have not fined the association, they have recommended that we add some additional cameras to the compactor area. Hillsborough County Code Enforcement Team have been very kind not to site or fine us because by the time that they arrive, the maintenance staff has cleaned up and pressure washed the compactor. However, there are times when people dump full units of furniture and trash, and we must call others in to help with the removal of someone’s personal items. At times, it’s not even our residents. It’s people from the surrounding areas/private contractors who follow someone into the gate seeking a place to dump their personal items.

**The Board voted to add the additional cameras and to change the trash violation from $25 per item to $50 per item.**

**Parking of work Vehicles** – Bascom shared that we have 354 parking spaces on property, but we have received lots of complaints from many of the residents about their neighbors having multiple vehicles, including their work vehicles. They park the vehicles as close to the unit as possible. This forces other residents to park further away and leaves them no choice but to carry their personal items, children and groceries a longer distance. Bascom shared that a few residents have as many as three to four vehicles that they park close to their unit.

The Board discussed how to deal with this problem with the association attorney. They agreed that while it is a concern, they voted to table this item to the next meeting and allow the attorney to do some research.

**Owners Proof of Insurance** – Bascom shared that since the annual meeting, we have received proof of insurance from some of the owners. A letter will be mailed to all the owners who have not provided a copy of their HO6 Policy no later than May 31, 2019.

**Brandon Swim & Tennis Club** – Bascom shared that we were contacted by Brandon Swim & Tennis Club to offer free swimming lessons to any child age 3-14. They are doing this program in conjunction with Children’s Board of Hillsborough County, in partnership with the Tampa Metropolitan Area YMCA and Brandon Sports and Aquatic Center. It provides mobile swimming lessons and water safety education in Hillsborough County at no cost. Water safety is a community-wide issue. Their goal is to help engage the entire community and keep children safe around water and assist them in becoming advocates.

**The Board voted yes for our community to participate in the mobile swim lessons.**

**Spring Fling - Saturday, May 11, 2019 – The Board voted yes for the Spring Fling.**

**Open forum** – Brown opened the meeting for owners’ comments.

M Ramos, an owner shared that she recently lost a new tenant due to the smell of marijuana coming from another unit. She stated that the Board needs to do something, since we are a drug free community. Attorney S. Brown stated that her request was not so easy, since the State of Florida has legalized medical marijuana and that residents are not required to share their medical history with us.

Meeting was adjourned 8:40pm.