



First Quarter Meeting Minutes for April 21, 2018

The meeting was called to order at 1:05pm by B. Brown.

Board Members present:

- Bruno Pittini – Vice President

Board Members present via Conference Call

- Ben Brown – President
- James McPeak - Secretary
- Balan Nair - Director

Absent:

- Eli Caraballo-Tirado

Condo owners present:

- Sign in sheet on file in the COA Office

Staff present:

- Tonia Bascom

Others present:

Dan Raulerson – Auditor,

John Nunes – Bay Area DKI

Billy Martin – Comgey's Insurance

The minutes from the Annual Meeting were read by T. Bascom and were approved as read by the Board of Directors.

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, 2017 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.

- B. Nair, Owner asked if the Association had paid any of the expense for building eight as it relates to the fire, from the available funds? What is the Association's deductible?

Dan referred Nair's question to T. Bascom, who answered.

- ❖ Bascom answered no. That the Association's Insurance Policy has covered all expenses for the building 8 up to this point.
- ❖ Billy Martin shared the Association's deductible for the occurrence is \$2500.00.

Per Florida Statute 718.111 a copy of the enclosed Audit can be located on The Hamptons at Brandon Condominium Association's website – Community Information page listed as 2017 Audit <https://www.thehamptonsatbrandon.com/communityinformation>

Bay Area DKI – John Nunes provided an update on building 8. He shared that the building has been totally upgraded to meet the new Building Codes per Hillsborough County and that these upgrades are covered under the Law and Ordinance. Nunes shared that all of the electric, plumbing, windows and venting is completely upgraded to meet Hillsborough County Current Fire Code Requirements. He stated that as a result of Hillsborough County, new Fire Codes that no one will be able to drill or puncture a wall in any of the eight units in building eight. Doing so, could cause serious damage to the wiring. He shared that the doors on the second floor have been installed and the doors on the first floor would be installed the week of April 23, 2018, all of the units, per the new code will have washer/dryer connections in them, he shared that per code the windows had to be changed to sliders and the glass in the master bedroom window must be tempered glass only.

J. Nunes asked the Board for its permission to change the tubs in the master bedrooms to a shower only on the second floor only. The reasoning for the change is due to the thickness of fire wall between the two bathrooms on the second floor, this does not leave enough space for the bath tub to be installed, as the bath tubs are 60 inches. After some discussion, the Board voted to allow Bay Area DKI to move forward with the installation of a shower in the master bedrooms only. John explained, that the guest side of the unit will still have a bath tub and that units on the first floor will have new bath tubs installed in both bathrooms.

J. Nunes shared that the installation of the new roof would be completed on April 23, 2018, the plumbers needed another a week to complete their job, the siding and stucco is scheduled to begin soon, He stated that the fire protection in building eight is something that can not be altered, due to the Building Codes. There is a Fire Rating Code that is installed between the ceilings on the first floor and flooring on the second floor. He completed with, the unit owners in building eight (8) is running out of time to decide if they are contracting with Bay Area DKI. Once the drywall is installed that no changes can be made to an owners' unit.

J. Nunes asked if there were any questions? He shared that he will continue to keep building eight owners updated via email.

Termite Inspection – Haskell Termite and Pest Control conducted the termite inspection, over a course of two weeks. All unit owners were notified of the termite inspection on March 23, 2018 and all residents were notified on April 1, 2018.

A Summary of the termite inspection is enclosed as a separate attachment.

Condominium Documents – Although not present at the meeting, Shawn Brown, COA Attorney, made a recommendation that the Association should consider a total revision to the condominium documents.

B. Brown asked T. Bascom to reach out the S. Brown, Attorney to confirm if the revision of the condominium documents is due because of the legalities or changes to the Florida Statute.

Bascom did as ask. Per S. Brown:

1. What is the advantage of revising the current condominium documents? **The main overall issue is that the attorney who drafted them in the beginning did such a poor overall job that there are internal conflicts and the provisions don't always meet what the law requires. The idea would be to clean them up and give the Association the full range of powers that it would have under the existing statutory structure**
2. Would we be revising them because of the legalities (changes to the FL Statutes) or just some changes in the wording? **It is actually a bit of both. The main reason is to catch up with where the law has gone since the docs were recorded and where the law is going based on the legislative proposals that I am seeing. The wording clean up would take place during the revision.**

The Board will make a decision on the condominium documents at a later meeting.

Insurance Renewal for the Association – Billy Martin, Agent of Comegys Insurance shared that at the time of the meeting that all bids were not in at that Insurance Carriers like to wait 30 days or less before they begin to place their bids. That said, he did share that he had receive a bid from our current Insurance Carrier and that our cost would up by \$3,000 and that deductible would increase from \$2,500 to \$10,000. Martin stated that to his surprise, that the increase is still less that we paid two years ago.

State of Florida – Florida Statute 718.111 – Bascom shared that we are on target to meet the July 1, 2018 deadline. Our website was created in February 2010 and it was last updated in 2017. The following items can be located on our website under the Community Information tab: The Condominium Documents, Amendment, 2017 Audit along with minutes from prior year Board Meetings. The website is professionally managed by Hands and Motion.

Right to Access Records – Bascom shared that per the Florida Statute, The Hamptons at Brandon Condominium Association will be moving away from QuickBooks to AppFolio. This change will allow for owners to access their ledger(s) and to track their payment. The change to AppFolio will meet the FL Statute. Owners will receive an email invite from AppFolio on before July 1, 2018.

Loan Update for roof replacement – Bascom stated that now that 2017 Audit is completed, we can move forward with pursuing a loan.

Spring Fling – The 2018 Spring Fling Community Event was approved.

Open Forum -

- M. Ramos suggested that the Association hold off on paving until the roofs are done. J. Cottle stated the road is too bad to wait. B. Brown, shared that the paving would have been completed, but it was delayed because of the fire at building 8. Also, the reason for looking at the roofs being now rather than later is because of the roof repairs.

Adjournment – The meeting adjourned at 1:48pm.