



Annual Meeting Minutes for December 15, 2017

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

Board Members present:

- Ben Brown – President
- Bruno Pittini – Vice President
- Charlie Commons

Absent:

- Eli Caraballo-Tirado
- James McPeak

Condo owners present:

- Sign in sheet on file in the COA Office

Staff present:

- Tonia Bascom

**Other present where:**

Shawn Brown – The Association’s Attorney. No relation to Ben Brown.

Ramona Anderson - Accountant

Bascom provide the proof of Meeting Notice to Ben Brown and a last call for Proxys was made. An establishment of a quorum was reached.

The proxies were counted by Tonia Bascom and Ramona Anderson; Accountant for The Hamptons.

Brown shared that we have five open seats on the Board but only had four candidates, so there was no need to hold an election.

**The 2018 Board of Directors are:**

Ben Brown – President

Bruno Pittini – Vice President

Eli Caraballo-Tirado – Treasurer

James McPeak – Secretary

Balan Nair – Director

Brown stated that for respect of everyone time that he would cover all the agenda items but change the order somewhat.

**Reports of Officers** – None given

**New Business:**

2016 Audit Review – Dan Raulerson with Raulerson Castillo & Company presented 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, 2016 and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America. He stated that we had a clean audit.

Dan asked if there were any questions for the Board of Directors and/or the owners. No questions were asked of D. Raulerson

**Code Enforcement** – Steven Saucier reported on the changes to the current code as it related to Building 8. He shared that a case is open on each of the units as well as The Hamptons at Brandon Condominium Association, but currently the code is for the Association to rebuild the building. Then the owners will be responsible for the rebuild of their units. He shared that a Licensed General Contractor (GC) was needed and that they must be properly insured. He stated that they must have Worker’s Compensation Insurance. He shared what items the individual owners could do and what they need a GC. There was discussion if building 8 needed a residential permit or a commercial permit. It was clarified that Building 8 has a Commercial Permit.

S. Saucier asked if there were any questions.

D. Gomez owner, stated that while he does not have a unit in building 8, that his unit has damages from a leak from the unit that is directly above him. Saucier explained that if he was to come to his unit that he and owner above would be cited. He explained why.

**2018 Budget & Association Dues** - The 2018 Board voted to approve the 2018 Budget & Brown shared the Association Assessments would not have an increase. The 2018 Assessments would be:

One Bedrooms \$182.70      Two Bedrooms \$250.29      Three Bedrooms \$327.75

**Fund or Waive the Reserves** - The Board also voted to fund the reserves in the amount of \$5,558.00 per month. This will cost \$27.25 per unit per month.

**Roof Replacement & Funding** – The Board discussed the option of seeking a loan or a line of credit to replace the roofs. Brown shared that in 2016 that we spent over \$31,000 in roof repairs. Brown stated that T. Bascom was asked to obtain information on options of seeking funding for the roofs from our current banker.

T. Bascom shared that she had reached out to our current banker and what additional information is need in order to move forward.

Brown stated that although we have a contract that he did not want to sign a contract until we had secured the proper funding. He explained because if the board signed the contract and the association was not able to secure the funding needed that the company could hold the association liable for not honoring the signed contract.

The Board voted to move forward on pursuing seeking funding for the roofs. B. Brown asked T. Bascom to move forward with working with Regions Bank. He stated that he would prefer a line of credit over a loan.

**Road Resurfacing / Paving** – The B. Brown shared that the association has paid the deposit for the paving and that once the rebuild at building 8 is completed that paving will be done.

**Proposed Amendments to the Declaration of Condominiums** – After counting all 145 proxies; S. Brown, Attorney announced that all the proposed amendments passed with the exception of one (1) and (7). S. Brown shared that his office would take card of have the changed amendment recorded with the Clerk of the Court.

**Open Forum -**

- J. Cottle, shared that T. Bascom and staff works very hard and should be recognized for their hard work.
- Brown shared that he has approved for Bascom to hire an additional person for the office, because each time the office staff person resigns, it leaves Bascom not being able to take her vacation unless the office is closed so that she can have time off.

**Staff Recognitions** – Brown shared that the staff works very hard that they should be recognized for their work. The board voted to provide a gift card to each staff member.

**Adjournment** – The meeting adjourned at 9.05pm.