



THE HAMPTONS AT BRANDON CONDOMINIUM ASSOCIATION, INC.
Minutes For the June 2, 2023, Board MEETING

The meeting was called to order at 6:30pm by Charlie Commons

Board Members Present:

- Charlie Commons – Vice President
- Julian Blanco - Secretary
- Patricia Hatt -

Staff Present:

- Tonia Bascom
- Melissa Campos

Others Present:

- Billy Martin – Agent, Comegys Insurance
- Michael Wells – Auditor, Hamilton & Associates
- Wesley Jones – Attorney, Glausier Knight Jones, PLLC

Condominium owners present:

- Sign in sheet on file in the COA Office

Reports by Officers – Charlie voted that the minutes for the annual meeting be approved as written. It was second by J. Blanco, Secretary.

Unfinished Business –

- **Open Board Seat** - The Board voted to fill the open seat with Dionisio Galarza. **It was approved 3 to 0.**
- **Playground – ADA Compliant Seating** – C. Commons shared that the delivery date has been changed again, to mid-July. The delay is because the factory has had a tough time with getting raw materials and staff. It was suggested that if the seating was not delivered, that the Board should consider alternative seating arrangements. **The board approved 4 to 0.**
- **Replacement of the Tennis Court** – The work at the Tennis Court started on Thursday, June 1, 2023, with the fence being removed and poles were removed on Friday. Followed by the demolition of the Tennis Court.

New Business –

2022 Audit – Michael Wells, auditor with Hamilton & Associates, CPA, LLC., reviewed the 2022 audit reported in detail. He asked if there were any questions. There were none.

2023 Insurance Renewal - Billy Martin, Comegys Insurance Agent, shared that the insurance industry does not have good news. He shared that companies have left Florida, and this has made it harder to compete. He shared that every Property Insurance Company in the state of Florida has had between a 30% and 100% rate increase. He shared that each year that his Company does comparison shopping not only for a better price, but also for the best coverage; ensuring the association's insurance needs are covered in the policy. Billy said that it is tough right now because of the claims for the roof damage, water damage, record storms, wildfires, and the lack of competition. The best Property Insurance offer we obtained is a \$97k increase over the expiring policy.

Comments: Billy received questions from the owners, board members and the attorney.

Questions for Billy:

- 1). Can the association forgo insurance until the insurance markets changes, Billy replied that all associations are required to carry insurance and that the Florida Statute determines what coverage must be taken.
- 2). Can the association self-insure? The answer is no. As there are certain mandates from the state when an Association becomes comes to self-insured.
- 3). Questions were asked about flood insurance. We are not in a flood area, so we are not required to carry flood insurance.
- 4). When should we expect the cost of insurance to go down? Billy could not answer this question.
- 5). Can Citizens insure us? No, as we received a quote from our current provider and to get a quote from Citizens Insurance you must have been rejected by your current provider and show proof of the rejection and then you must have proof of three more rejections before you will be provided a quote from Citizens.

Soffits & Gable Ends - Proposal

C. Commons, Vice President shared we received a proposal from New Look P & R, LLC to replace the soffits and Gable Ends on the buildings that needs to be replaced. The scope of the work will include, removing the siding from the gable ends, install water barrier resisted Tyvek, install new hardy plank siding, repair any damage to the soffit and fascia, caulk the ends and install L flashing to convert the water away from the siding. **The board approved 4 to 0.**

Sentinel Security Systems – Proposal

C. Commons, Vice President shared we received a proposal from Sentinel Security Systems to replace our current camera system. Bascom shared that the current system is failing and that many of the cameras are not working properly and many of them need to be replaced. **The Board tabled their vote on this proposal because there were some questions.**

Power Meter Bank Changes:

T. Bascom shared that the Board has contracted with Power Electric to change out the power meter banks for buildings 11, 12, 13 & 23, and the owners and residents have already been notified of the shut-off dates. The schedule is as follows:

June 6, 2023 - Building 23 meters will be changed out, but the power outage will affect both buildings twenty-two & twenty-three.

June 13, 2023 – Building 13 meters will be changed out, but the power outage will affect both buildings thirteen & fourteen.

June 29, 2023 – Buildings 11 & 12 will be changed out.

After these meters are changed out, this will leave us with five (5) residential buildings plus the clubhouse, the maintenance shop, and the back laundry room.

Back Pool – The lights at the back pool were installed on June 1, 2023. C. Commons shared pictures of the new lights.

Comment – Ms. Pat stated that she appreciates the lights and that she is okay with them being bright.

Attic Inspections – This year, we were required by Hillsborough County Fire Rescue to perform attic inspections in buildings 5, 17, 18, 19 & 20. The attic inspections are to ensure that the fire walls in every unit were not compromised. But what we found was the opposite, every attic in the listed buildings had been compromised. This resulted in the association being required to hire a contractor to replace the fire walls that were compromised and provide before and after pictures to the Fire Marshall Investigator. At the time of the meeting all the work had been completed. Per the office of the Fire Marshall at no time should an attic fire wall be penetrated and/or compromised, this is for the safety of all residents. This means, at no time should attic access be given to a vendor, this would include Frontier and/or Spectrum.

Windows - T. Bascom shared that she has reached out to several window companies, but they will only bid for an individual owner not an entire community. But I/we will continue to reach out to other vendors.

Painting – T. Bascom is currently accepting bids from vendors on painting the entire community so that it can be included in the 2025 - 2026 Budget. It was recommended that we select a committee of three. Suggestions: Julian Blanco, Dionisio Galarza, Pat Hatt and Sean Phelps. **The board approved 4 to 0.**

Open Forum:

T. Bascom shared that we are missing proof of unit owners' insurance policy information and that if you received a letter from the association, please comply by providing us with proof insurance.

Adjourned - The meeting adjourned at 8:15pm