



THE HAMPTONS AT BRANDON CONOMINIUM ASSOCIATION, INC
FIRST BOARD MEETING MINUTES – APRIL 10, 2024

The meeting was called to order at 6:32pm by Ben Brown

2024 Board Members Present:

- Ben Brown - President
- Julian Blanco – Vice President
- Patricia Hatt – Secretary
- Dionisio Galarza – Treasurer

Board Member Absent:

- Balan Nair - – Member at Large

Staff Present:

- Tonia Bascom
- Melissa Campos

Others Present:

- Billy Martin – Agent, Comegys Insurance
- Wesley Jones – Attorney, Glausier Knight Jones, PLLC
- Dave Bunker – Cler-View Companies

Condominium owners present:

- The sign in sheet is on file in the COA Office
- A Quorum of the Board was established.

The minutes from the annual meeting were approved as written.

Treasurer Report – Ben stated that the auditors were not able to be in attendance, but they would be present at the next Board Meeting to present the annual report for the 2023 Audit.

Old Business –

- **New Camera System** – B. Brown shared that the installation of the new system is 80% complete.
- **Tennis Court** – B. Brown shared that the residents as well as the others from the surrounding neighborhoods have been enjoying the tennis court. The concerns are how we can keep the area safe and for the residents of The Hamptons at Brandon only. Brown shared the cost of securing the tennis court, cost the same as meeting the ADA concern, so we took care of the ADA concern, and will revisit securing the tennis court.

New Business –

Replacement Window – David Bunker was present and discussed how the process is going to work with replacing the windows. He shared that he would begin to measure units for the replacement window on April 11 through April 18. David said that at the time of installation, that it would take 3 to 3 ½ hours per unit. He shared that at the time of installation, pets must be secured, if a minor child is home that an adult must be present, otherwise they will not enter a unit. David shared that the windows will be installed from the inside of the unit. **Window are expected to arrive and start installation of second week in May 2024.**

Wesley Jones, Attorney for the Association reminded owners that changing out windows must be done in accordance with the Condominium Documents, that the work must be done by a Licensed Contractor and that a permit must be pulled with Hillsborough County Building Department and that the work must meet the current building code. So, this means that no unit owner can choose to do the work themselves unless they hold a contractor's license as doing so is a violation of the condominium docs and Hillsborough County Code Enforcement.

Reference to the Condominium Documents:

6.4)) ***Material Alteration or Addition to the Unit.*** *Neither a unit owner nor the Association shall make any material alterations in the portions of a unit that are to be maintained by the Association, or remove any portion of such, or make any additions to them, or do anything that would jeopardize the safety and soundness of the unit, or impair any easements, without first obtaining the approval in writing of all unit owners who may in any way be affected and the approval of the Board of Directors of the Association. A copy of plans for all such work prepared by an architect licensed to practice in the State of Florida, shall be filed with the Association prior to the start of work. No change may be made in the size of a unit or in the unit owner's share of the common elements and common surplus, unless approved by all unit owners of record and all holders of liens on units in the Association.*

(d) Use of Licensed and Insured Contractors. *Whenever a unit owner contracts for the maintenance, repair, replacement of any portion of the unit, such owner shall be deemed to have warranted to the Association and its members that his contractor(s) are properly licensed and fully insured, and that the owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance.*

2024 Insurance Renewal - Billy Martin, Comegys Insurance Agent, shared that it is likely that we will see an increase in the property insurance at renewal, but that indications show it should not exceed 10% of the expiring costs. He offered, as a last resort option, that the Board of Directors could consider Citizen Insurance as a means of potentially saving somewhere in the range of \$50k to \$80k. However, to move forward with Citizen Insurance, we would have to have a roof and electrical inspection. Billy said that this inspection would cost no more than \$5K, but the Board had to vote to move forward with the inspection before we could consider moving forward with Citizens. As this is a Citizens requirement.

Billy shared that there would be several coverages excluded with the Citizens option, ex. awnings, various other structures, ordinance and law, loss of income, equipment breakdown. Additionally, concerns were expressed over the financial stability of Citizens and the possible difficulty in claims service in the event of a storm.

B. Brown said that we would contact our financial institution and apply for a line of credit to have available to us should we need to use it in the event of a hurricane or a catastrophic event. This is to provide us with access to funds immediately.

Comments: Billy received questions from the owners wanting to understand the difference between our current provider vs. Citizens. Billy shared his opinions about the benefits of a financially solvent private insurer vs the Florida run coverage pool. Billy also updated the board on an increase in competitive insurers and predicted rates may decrease in the next two years.

After much discussion, the Board voted to move forward with the inspection. **The Board approved 4 to 0.**

Power Meter Banks – B. Brown shared that we have five buildings remaining that we need to change the meter banks. The five buildings remaining are buildings 14, 16, 19, 21 and 22, these buildings are scheduled to be done later this year.

Staff Recognitions- Bascom shared that Derrick Young, the maintenance team leader will be retiring on June 30, after 10 years of working at The Hamptons and that she will be hosting a luncheon in his honor. Derrick will be missed as he has been a great asset to us all. Then on a sad note, it was shared that Daniel Shekkle passed away at the end of 2023. Daniel was employed with us for seven years.

Adjourned - The meeting adjourned at 7:30 pm