



Emergency Meeting for Thursday, August 18, 2011

Meeting was called to order at 7:55 pm

Board Members Present:

Tonia Bascom
Robert (Bob) Rainsberger,
James Cottle
Armando Rodriguez
(Gus Gil - absent)

Staff Present:

Heather Dady – COA Property Manager

Tonia B. called an Emergency Board meeting to discuss the Hampton Group, LLC offer and settlement. We have been working on this since April when it was brought to us by Gus Gil, the developer. Bob, Tonia, and the Association's attorney, Dan Pilka, have had numerous discussions on this matter.

Tonia B discussed a letter from Dan P (a follow up to the meeting on August 3 which included Bob R, Tonia B, Gus G and Dan P). They discussed the pros and cons of accepting or not accepting the offer from the Hampton Group. What would it do and mean for the Association? How would the monies be collected? Everyone understands that there will still be a special assessment for the remaining \$30K and that it would be equally divided among the 204 units with the Hampton Group incurring the bulk of that \$30,000 which would be prorated by unit size. TB read the letter. Letter attached.

Tonia B informed the board that Dan has advised us not to accept the offer from the Hampton Group. Bob R, Tonia B, and James C have discussed the pros and cons and came to the conclusion that the association is going to lose money no matter the decision and now the question is which decision will have a lesser negative impact. If we don't take the offer and take the Hampton Group to court we could walk away with nothing but attorney fees and court costs. If we accept the offer, we would be able to recoup some of the money owed and be able to get additional monies through the special assessment.

Tonia B asked Armando R to abstain from voting on this issue as it is a direct conflict of interest as he's an employee/contractor of the Hampton Group. He agreed.

Tonia B made a motion that The Hamptons at Brandon Condominium Association board accept the \$40,000 proposal from the Hampton Group. Based on our research and findings, we cannot afford to lose any additional income. Bob R seconded the motion. Tonia B, Bob R, and James C voted YES. Armando R abstained due to conflicts of interest and Gus G (absent).

Tonia B made a motion to submit the decision to our attorney and let him know that we have settled. We will also notify Gus G via email and certified mail that we have agreed to accept the proposed offer of \$40,000. James C seconded the motion.

Meeting was adjourned at 8:03pm

Armando R asked if Gus G had any issues during the meeting with the attorney on 8/3 in regards to the special assessment of the uncollected \$30,000. Tonia B informed him that Gus G agreed with the special assessment and Gus G said if we accept the \$40,000 settlement he realizes that the Hamptons Group will have to pay that for the 47 units it currently own. If we don't, that's \$40,000 plus the monthly rent roll that we wouldn't get otherwise. We cannot afford to lose an additional \$10,000 a month as we are already short each month anyways. Our total monthly income should be \$48, a month but only receives \$27,000-28,000.

Meeting was adjourned a second time at 8:06 pm