



Minutes of the Board Meeting January 10, 2017

Meeting called to order at 7:02 P.M. by Gary Goodenow, President. Directors present were Waters, Franchell, and McDermott. Director Brown was absent with prior notice. Susan Bailey attended as Property Manager. Owners attending: Behnams, Hesse, Cristofoli, Suha.

December 2016 minutes approved via motion by Bill McDermott and seconded by Mindy Franchell. Motion carried.

Management Report:

Tennis court windscreens have been replaced after the storm.

Assessment statements were mailed in December and will be considered past due at 5 PM January 31st.

HVAC for west end of amenity center will be replaced this week.

The luminary event was a success thanks in large part to the efforts of Georgee Hesse. 4500 luminary candles were used to light Hampton Park.

Assessment invoices will be mailed by the end of the week.

Playground equipment (the car) is broken. Pricing for a replacement will be provided so the board can select from a couple of choices.

The Reserve Study is complete and board members have received draft copies.

Old Business:

Traffic Speeding Signs – pole and equipment is in place. Gary asked that MLM maintenance guys be instructed on how to move the signage equipment between the poles. JEA still needs to install the meters.

Street Parking Rules – Camera instructions still a work in progress.

Gatehouse cameras – Ryan W. reported that the new cameras are in place and are functioning. Another camera at the basketball court will be installed as well.

Reserve Study: Bill McDermott provided a list of questions he would like to have added or corrected after reading the report. Susan will forward these to Jason Kubus with Reserve Advisors.

New Business:

Playground equipment: Susan presented two new equipment options to replace the old toy car, which broke and has been “roped” off for safety. Board indicated that they would order two new pieces since the area can accommodate both. Susan will contact the BYO Playgrounds rep to submit a proposal with the pricing.

Miscellaneous:

Valentines and Wine Social will be held on Saturday, February 11th.

New Christmas decorations need to be purchased to replace aged decorations that are at least 7 years old.

Discussion on updates and news about AT&T cable and Broadband employee relations with customers.

Ryan Waters asked for those attending who had difficulty to email him with dates, issues, the tech who failed to resolve the issue and any lack of professional behavior so that he can address the situation with BBCTI.

Meeting adjourned 8:35 Ryan Waters motioned, Mindy Franchell seconded.

Board will meet next month on the 21st instead of the 24th because of Valentine’s Day.