



**MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS**

The regular meeting of the Board of Directors was **called to order on July 10, 2018 at 7:00 P.M.** in the community clubhouse as set forth in the notice of meeting fixing such time and place. Notice of this meeting was posted on the community bulletin board forty-eight hours prior to the meeting.

Quorum verified by Board Members attendance as follows:

Present: Gary Goodenow President
Bill McDermott Vice President
Rob Brown Treasurer – Left early due to emergency call
Georgee Hesse
Deborah Luyster

Also in attendance homeowners: Kamal & Cindy Behnam, Dennis & Donna O’Meara, Mike Johnson, Anthony James, Brenda Flask, Tanner Moon, from Marsh Landing Management Company: Debbie Koteles.

Guest: Clint Steele and Larry Gatlin, First Coast Security.

Clint Steele introduced Larry Gatlin from First Coast Security who will be the Operations Supervisor for Hampton Park. Clint Steele reported on the number of guest that has come through the guest lane in the past month. Clint Steele also reported on the process for testing of the guards after their training before reporting for duty at Hampton Park.

Henderson Pool Service, Inc: Robert Henderson

Robert Henderson reported on options for the fountain in the pool with the Board.

Reading and approval of previous meeting minutes:

Bill McDermott moved the minutes for the Meeting of the Board of Directors on June 12, 2018 be approved as amended. Deborah Luyster seconded the motion. The motion carried.

Property Manager Report:

Debbie Koteles presented the Management Report as submitted in the Board Packet. It was brought to the Boards attention several of the street lights have excessive growth of trees around the light. The Board requested Debbie Koteles contact JEA about trimming the trees around the lights. Debbie Koteles reported there has been a sod failure at the soccer field. Precision Turf is treating the new sod for army worms. This process will take three treatments.

Committee Reports:

- ARC: Bill McDermott: Debbie Koteles explained the new Florida Statute that went into effect July 1, 2018 pertaining to voting via email. Voting by email is no longer permitted

and must be done at a duly called meeting of the ARC. Bill McDermott reported he is working on a schedule for the ARC Meetings.

- Access Control/Safety: Gary Goodenow stated after several meetings First Coast Security is getting better but they are not perfect.
- Facilities: Georgee Hesse requested Precision Turf be contacted concerning the weed growth in the common areas. Georgee Hesse also reported Precision Turf needs to put a drip line in the last pot of flowers in the pool area.
- Social Committee: Georgee Hesse reported Pat Smith has sent four new owners Welcome Packets.
- Finance: Mike Johnson, Chairman of the Finance Committee reported he and Kathy Devine are working on the Budget for 2019.
- Communications Committee: Gary Goodenow reported the Communications has a new Chairman, Quin Netzel along with two committee members.
- Nominating: Mike Johnson discussed what the duties will be for the Nominating Committee. The Board set the date and time for the Annual Meeting, Thursday, November 8, 2018, 6:30 PM at the club house.

Old Business:

Road Repairs: Bill McDermott reported on the status of the road repairs. Bill McDermott also reported he will be doing a ride through of the community checking all curbing and sidewalks needing repairs.

Bar Codes: Gary Goodenow reported on Rob Brown's project for Bar Code validation of all residents in the community. The project will take three Saturdays to allow residents to come and have their bar codes checked at the Amenity Center. No dates have been set for the three Saturdays.

Gary Goodenow moved the Board approve an exemption to Bar Code Restriction. After discussion the motion was withdrawn.

Pool Renovation: Debbie Koteles passed out for Board review three proposals for pool renovation.

New Business:

Usage of the Amenity Center: The Board discussed the usage of the community pool by residents for private swim lessons. The Board agreed to follow the Rules and Regulations as stated and not allow private lessons at the pool.

HD Digital Signage Proposal: Gary Goodenow turned the meeting over to the Vice President Bill McDermott to present Gary Goodenow's proposal to set up a pilot unit of the HD Digital Sign for the entrance of the community. Gary offered the sign for a six month trial basis at no cost to the Association. After Board discussion Deborah Luyster moved the Board approve the six month test period for the HD Digital Sign. Georgee Hesse seconded the motion which carried.

Floor Open for Homeowner discussion as time permits:

- A resident discussed the importance of patrolling the community and the issues with street parking. The Board requested the Property Manager research the extra cost of a roving patrol for Hampton Park

Board Adjourned: The Board adjourned at 9:40 pm. The next Board of Directors Meeting will be on August 14, 2018.