



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

The regular meeting of the Board of Directors was **called to order on August 13, 2019 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: Todd Moline President
Deborah Luyster
Michael Johnson

Also in attendance homeowners: Kamal & Cynthia Behnam, Scott Perry, Dennis O'Meara, Kathleen Fewell, Deanna Pafundi and from Marsh Landing Management Company: Debbie Koteles.

Guest: First Coast Security, Larry Gatlin.

Reading and approval of previous meeting minutes: Michael Johnson moved the Board approve the July 8, 2019 Board Meeting minutes. Todd Moline seconded the motion which carried.

Property Manager Report:

Debbie Koteles presented the Management Report as submitted in the Board Packet reporting on the previous month's maintenance projects.

Financials: Michael Johnson presented the Financial Report requesting the rate of return for the Merrell Lynch account be added to the Balance Sheet every month.

Committee Reports:

Social Committee: Martha Lansdale presented the proposed budget for the Social Committee. After Board review Todd Moline moved the Board approve the Budget as presented. Deborah Luyster seconded the motion which carried.

First Coast Security: Larry Gatlin reported there were no gate arm incidents for the month but reported on 4 incidents within the community. The Board addressed certain issues pertaining to the guards and incidents that happened in the past month.

Fines: Debbie Koteles reported there is one property to be fined for the month. The Board agreed to fine the owners \$100.00 per week until compliance has been met.

Old Business:

- Gate Cards – Debbie Koteles presented the proposed cost for installing a system for card readers.
- Sidewalk/Pillar Repair: Debbie Koteles reported she and Todd Moline did a complete ride through of the community and listed all areas of concern for repair. The list was forwarded to Alpha Foundation for completion.
- Access Control Proposals: Two proposals presented, the Board requested interviews be set up with the 2 companies on the 3rd of September. Debbie Koteles to set up the meetings.
- Speed Humps: Debbie Koteles presented a proposal for speed humps in the community.
- Landscape Proposal: Debbie Koteles presented the enhancement proposal stating \$6,000.00 of the proposal is free and the remaining four thousand will be the association's responsibility. The Board agreed to the remaining \$4,000.00.

New Business:

- Budget: Debbie Koteles announced it is Budget season and stated MLMC will do the preliminary budget and the Financial Committee will review it.
- Annual Meeting: The Annual Meeting for Hampton Park will be on the 12th of November 2019 at the Hampton Park Club House.
- Club House Painting: The Board requested Debbie Koteles begin getting bids for the caulking and painting of the club house.

Floor Open for Homeowner discussion as time permits:

- An owner expressed her concern about landscape debris being left at the street before the scheduled pick up day.
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Board Adjourned: The Board adjourned at 7:45 pm. The next Board of Directors Meeting will be on August 13, 2019 at 7 PM