

Approved  
9-13-22

# Southampton at Salem Springs

## Board of Directors Meeting

12 July 2022 6:30pm

Salem United Methodist Church (2057 Salem Rd.)

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### *Minutes: July 12<sup>th</sup>, 2022*

- I. Called to Order: Tom called the meeting to order at 6:30pm. All board members (Tom Amann, Kathy Robertson, Greg Chandler, Donna Bir & Diego Londono) present.
- II. Attendance: Sam & Juline Snapp, Roy & Theresa Clemons, Deb & Steve Gallo, Greg Chandler, Donna & Roger Bir, John & Kathy Robertson, Leandro Batista, Janelle Williams, Dana Pugh, Mynor Penalonzo, Cindy Gray, Margaret Telesco, Diego Londono, Beryl Bailey, and Elizabeth Martinez.
- III. Homeowner Forum:
  - a. Cindy Gray's Concerns: Copy of the McDonald's contract along with the scope of work. Clarification as to the driving forces behind the discussion or thought process of raising the dues. Management instructed all homeowners that if they are ever curious and want to see a document or contract, the need to email their Community Manager, John Candelora – [John@CommunityFirstManagement.com](mailto:John@CommunityFirstManagement.com). Management knows what homeowners are entitled to, and what is for the board's eyes only. Management and board explained the driving force behind having the dues raised is driven primarily inflation, the current global economic strain, supply chain issues and dues haven't been raised in five years.
  - b. Margaret Telesco's Concerns: Verification that B&B was terminated due to breach of contract. Management and board confirmed that the termination was accurate. Wanted to know about the bids the board had procured prior to the execution of the new lawn care provider (to be determined) and the McDonald's contract. Wanted more transparency and a more accurate reflection of the minutes. Management took over drafting of minutes at this meeting.
- IV. Approval of May Corrected and June Draft Minutes – Kathy motioned that the May and June minutes be approved with the changes suggested by Margaret Telesco. Donna seconded. All approved.
- V. Reports of Officers
  - a. President Report – Discussed the cancellation of B&B due to breach of contract. The board and management are withholding \$6,500.00. Due to termination caused by breach of contract, 60 notice was not required negating an additional \$13,000.00 that would have been owed to B&B. Discussed getting this community back to where it was and wanted to make the necessary changes and spend the money necessary to make Southampton at Salem Springs look better.
  - b. Vice President Reports – Added to the President's Report by explaining how the McDonald's contract is accomplishing several of the outstanding issues (erosion/mulching/flowering/flooding and irrigation) at the same time to benefit the community as a whole and increase property values.
  - c. Treasurer's Report – Updated the homeowners on our current financial status. As of June 30, 2022 – Southampton at Salem Springs carries a balance of \$721,866.45 in total assets. The current year-to-date net loss is \$5,469.59. This is consistent, historically, with Southampton at Salem Spring's high insurance premium payments at the begging of the year. That number will continue to shrink as we progress through the fall time. Management introduced the thought of calling a special meeting for the budget this year for more eyes, the opportunity for homeowners

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to be heard, and transparency. Donna stated the board finally being able to transfer CD's (roughly \$200,000.00) away from UPA and into the board and Community First Managements name as signers on the accounts. This will become a turn down item from board to board.

- d. Member at Large – ARC forms have been submitted and the board will be going through them for approval or denial.
- e. Secretary's Report – Nothing to report.

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**VI.** Mangers Report: Nothing to report.

**VII.** Old and New Business Updates:

- a. Landscaping - B&B fired due to breach of contract. The board will be discussing two bids for our stop-gap landscaper to take care of the grass and mulch the properties that were not serviced by B&B. Both potential lawn care providers are available to start by next week, until McDonald's begins their work. At that time, the landscaper will be responsible for the grass only. The rose bushes that are diseased need to be removed as well.
- b. Mulch - need to get a list of who is missing so we can have the prorated amount adjusted for the mulch needed. After management receives that list, both potential lawn care providers stated they would adjust their price based on how much mulch we need versus re-mulching the entire community.
- c. Homeowners please get a list in to Board of Directors for Roger Bir to put on the website for the homeowners to reference. Roger Bir indicated the need for a disclaimer prior to the publishing of that list.
- d. Community solar lighting was dropped from the agenda.
- e. Landscaping moving forward is going to be a 8 -12 week stop gap until McDonald's starts
- f. Diego went into specifics about the priority of landscaping issues, planning and attacking those issues, and the big picture behind the reason of having two different professionals treat the grounds of Southampton at Salem Springs. Management reminded homeowners that if they have questions about contracts or getting a Scope of Work, they can always email him at [John@CommunityFirstManagement.com](mailto:John@CommunityFirstManagement.com) for requested documents.

**VIII.** Closing Homeowners Forum:

- a. Margaret Telesco's Concern(s): Wanted clarity as to the list and approval of the authorized paint colors. The board indicated that the paint colors have been finalized.

**IX.** Adjournment: Greg made a motion to adjourn at 7:10 PM. Tom seconded. All approved.

**X.** Executive Session: Diego motioned to move into executive session at 7:16PM. Tom seconded.

**XI.** Greg Motioned to exit executive session and move back into an open meeting at 7:45 PM. Tom seconded.

**XII.** Donna motioned to accept the Turf Master bid. Kathy seconded the motion. Tom voted against. Vote was 4-1. Vote passed.



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- XIII.** Adjournment: Donna made a motion to adjourn the meeting at 8:15 PM. Tom seconded. All approved.
- XIV.** Adjournment 8:15pm
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