

5-11-2021
6:43
pm

**Southampton at Salem Springs
Board of Directors Meeting Minutes
April 13, 2021
Virtual (due to pandemic)**

Board Members Present: Maggy Telesco, Cindy Gray, Scott Elmquist, Dave Hill, Tom Amann, John Candelora, Property Manager

Homeowners Present: 4 home owners present

- I. **Call to Order:** 7:05 pm meeting called to order by Maggy
John spoke, we met with council about the dog incident that happened. They are taking authorized legal action against the property for this.
- II. **Homeowner's Forum:** Homeowner, asked about the budget. Insurance takes a large amount of money in the beginning of each year.
- III. **Approval of Minutes:** Tom motioned to approve, second and approved.
- IV. **Reports of Officer's & Committee's**
 - a. President's Report: none
 - b. Vice President's Report: will talk later
 - c. Treasurer's Report: \$16,140.39
 - d. Member at Large Report: none
 - e. Secretary's Report: none
 - f. Committee Reports: Pond and pool see Old Business. True Green will be called to see if we need another application to the Crepe Myrtles.
- V. **Manager's Report:** Zippy will charge \$525.00 to remove PVC and backfill dirt. Tom wants the dirt to the top of the cap. Pool re-inspection went well. All water is running and gearing up for pool season. Waiting on bids to get the valve stems and valves changed in the pool house. Leasing letters to go out by the end of the month. We have received 4 bids for repaving.
- VI. **Old Business:**
 - a. Pool House Inspection - See Managers Report
 - b. Seal and Repaving - speed bumps - we have several proposals. Maggy verified with Deb that the streets have been seal coated one time and the cracks filled in one time. One quote to fix and reseal and paint stripes for \$10,000.00. Speed bumps can always be added for not more than \$1,000.00 for both. Tom motioned, second and approved bid from Parking Lot Maintenance and two speed bumps/speed tables.
 - c. Dumpster - from Chris Legy is looking for another vendor to clear brush along the water.
 - d. Drainage - did not discuss
 - e. Pond-PVC Removal and Dirt Backfill, Tom motioned, second and

- approved for Zippy's proposal.
- f. 4309 - fix ceiling from roof leak, \$674.00 Cindy motioned, second and approved.

VII. **New Business:**

- a. Feeding Wildlife - people are feeding ducks. Dave suggested we put up signs about feeding the wildlife.
- b. Rules and Regulations - we need to remove paragraph 16b. According to lawyer dog breeds need to be removed. Cindy moved to accept, Tom second and approved 4 to 1. Rules and Regs will be sent to attorneys for review.

VIII. **Closing Homeowner Forum:** homeowner asked about her three ARC forms she has submitted, we will talk about them in exec session. Asked if we are going to let residents/tenants know we are going to do an inspection. Maggy said yes, she will let everyone know. She also asked about updating our condo documents. Homeowner asked about where the speed bumps are going? They are going on either side of the pool was suggested. Homeowner feels like we will look like an apartments, and will be ignored. Homeowner said it is against VB law to feed the ducks.

IX. **Adjournment: 8:05 meeting adjourned.**

X. **Executive Session:**