

1-12-21  
6:34pm  
Approved

**Southampton at Salem Springs  
Board of Directors Meeting Minutes  
December 8, 2020  
Southampton at Salem Springs  
Virtual (due to pandemic)**

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

**Home Owners Present:** 3

- I. **Call to Order:** 6:30pm Maggy called meeting to order
  
- II. **Home Owner's Forum:** Chris Leagy asked about clearing the brush along creek, he wants board to reconsider decision. He talked to Home Depot, for 15% of rental price of a brush trimmer and bush hog we can buy insurance. The price is approx \$400. He said we would have to go over to Home Depot General Booth Blvd. John told him the board would have to talk about it again.
  
- III. **Approval of Minutes: Scott, motioned, second and approved.**
  
- IV. **Reports of Officer's & Committee's**
  - a. President's Report: none
  - b. Vice President's Report: none
  - c. Treasurer's Report: \$6,102.79
  - d. Member at Large Report: not here
  - e. Secretary's Report: none
  - f. Committee's Reports: Pool and pond, waiting for proposals for bulk head and sink holes, have one proposal from Hale Bulkheading, looked at the cap, and said it has a 50 yr life span on cap. PLM is confused about what we need done around pond. John is waiting approval from board on pool proposal. The pipe around the pond was a make do sprinkler setup by Walter to water grass seed. Tom made motion to accept pool proposal for leak, second and approved.
  
- V. **Manager's Report:** TruGreen came out and sprayed the trees. Manny said he will finish the drainage by the end of the week. Zippy is going to fix Maggy's mail box. He hasn't heard from VA about the approval. John talked to Lance at Levin Contracting about leak at Robertson house. He has done work at Cromwell Park. They also have issues with the valley in houses. John has confidence that Levin Contracting will ge the job done.
  
- VI. **Old Business:**
  - a. Leak 4309: Mr. Robertson said he has had a leak in the same spot three times. He said that proposal is not acceptable. He does not want a final fix, no temporary fix. He also said the rafters cannot be repaired unless the roof comes off. He wants to see the whole plan. John is going to

discuss it with Levin Contracting, and will copy Mr. Robertson on the email.

- b. Drainage: see above
- c. Roof 4445: contractor has emailed and called, with no answer.
- d. Pool: John talked to Cara about having a signature block on proposal. It is not an automatic renew. Have not heard about a clause in the contract.
- e. Pool Leak: see above
- f. Pond: see above

VII. **New Business:**

- a. White Door: a home owner wants to paint his front door white. Board, voted not to approve.
- b. Truck Turnaround: We have an issue trucks turning around at the end of the street and hitting mail boxes and breaking limbs on trees. He wants a sign that says no turn space.

VIII. **Closing Home Owner Forum:** no comments from home owners.

IX. **Adjournment:** 7:04 meeting adjourned by Maggy

X. **Executive Session:** 7:05 executive session 7:28 adjourned.  
Voted on two ARC forms for 4313