

**Southampton at Salem Springs  
Board of Directors Meeting Minutes  
July 13, 2021  
Virtual**

*Approved*

**Board Members Present:** Maggy Telesco, Cindy Gray, Tom Amann, Dave Hill, John Candelora, Property Manager, Scott Elmquest dialed in remotely

**Homeowners Present:** 5

- I. **Call to Order:** 6:35 pm called to order by Maggy
- II. **Homeowner's Forum:** Va Power Transformer with shrubs around it needs one opening. Growth behind, HO house is overgrown. John is checking with landscapers to see if they can cut the opening. HO asked about the annual meeting, John said that it will be held on Aug. 10th. HO asked if we need the documents 45 days ahead. John said that it is 21 - 45 days. Tom suggested we change the Annual meeting back to the fall.
- III. **Approval of Minutes:** motion to approve by Dave, second, and approved.
- IV. **Reports of Officer's & Committee's**
  - a. President's Report: - lot of pool passes left over. Need volunteers to close the pool during the week.
  - b. Vice President: - John sent an email to Cara about the plug in pool being dislodged. Cara hasn't answered. John doesn't think the association should have to pay for a diver to screw the plug back in.
  - c. Treasurer's Report: - on track and very healthy reserve \$5222.36 in the red
  - d. Member at Large Report: - none
  - e. Secretary's Report: none
  - f. Committee Reports: - David received some ARC forms which the items do not require signature. Landscapers to prune next week, and need to cut access point on power box.
- V. **Manager's Report:** Waiting on quote for roof leak on 4477. Homeowners will have access to new portal. Homeowners can log in to see status of work orders, can pay bills. GFL is going up next year due to gas prices. We have been pretty steady with the water. Should be able to go into 2022 without a raise in condo fees (this is not gospel). Violations are a part of owning in a condo, the email is part of the new software. PLM- late August or early September will be the approximate time for the repaving.
- VI. **Old Business:**
  - a. Tru-Green (tree bugs) - treated crepe myrtles and bushes.
  - b. Sinkhole (north side of pool) - Proposal from Zippy for sinkhole \$525.00, Tom motioned to approve, second and approved.

- c. Paving/Resealing - see above
- d. Outside Lights - some are painting outside lights, some are painted black some are painted brown. The lights are to be painted the color of shutters, motion to approve by Tom, second and approve

VII. **New Business:**

- a. Umbrella Replacement - Tom wants to replace the umbrellas, said one or two do not work. Tom wants to motion to replace umbrellas after the season. Dave recommended, suggestking to next board to replace the umbrellas. Dave made a motion to recomend replacement of umbrellas to the next board, second, approved 3 to 1.
- b. Light Replacement - see above
- c. Pond Sinkhole and Bulkhead - Zippy is suggesting a new cap of concrete, the soil is being washed away. The bulkhead itself is in good shape. It is the cap that is the problem. We have eight sinkholes around the pond. John thinks we should do business with a company that works on ponds and bulkheads. Dave agrees we need to have the bulkhead fixed right. He also suggested we have an exit from the pond for the baby ducks and if someone should fall into the pond.

Audit, Maggy suggested we have John sign the audit for us. Motion to approve by Dave, second and approved.

VIII. **Closing Homeowner Forum:** HO asked where is the annual going to be held? When are we going to start in person meetings? We don't know when they will start. HO, suggested we submit application to Rosemont Forest Elem. Tom suggested we contact Salem Elementary next to Food Lion. HO, said two bushes have died across from her, and she also has some weeds growing from out of her shrubs.

IX. **Adjournment:** 7:28 pm adjourned

X. **Executive Session:** 7:29 pm called to order by Maggy  
ARC form for 4308, approved and second

XI. Adjourned: 8:02 pm

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