

Southampton at Salem Springs

Board of Directors Meeting

14 June 2022 6:30pm
Salem United Methodist Church (2057 Salem Rd.)

Minutes June 14th, 2022

- I.** Called to Order by Diego (Acting for Tom) 6:30pm – 4 board members present; quorum met.
- II.** Attendance: Sam & Julien Snapp, Roy & Theresa Clemons, Deb & Steve Gallo, Debbie & Greg, Donna Bir, Kathy Robertson, Diego Londono
- III.** Homeowner Forum:
 - 4340 SSW, Tina Martinez, tree from the marsh encroaching over their fence. She was also asking where she would get new lights for the front of her house. We need to review old ARC forms to find what has been previously approved. Kathy put a copy in her mailbox.
 - Myra Guzman, asked about the correct paint colors are confusing. Donna to get together a spread sheet for each homeowner to look up their paint.
 - Stephen Gallo asked about his ARC form pertaining to the leaf guards he wanted to install on his home at 4429 SSW. Management to look up and send an email.
- IV.** Approval of May Minutes – Needed corrections; postponed until July meeting.
- V.** Reports of Officers
 - a. President Report – Diego for Tom – No report
 - b. Vice President Reports – No report
 - c. Treasurer’s Report – Pool pass distribution completed. Donna to review budget with management and board.
 - d. Member at Large – ARC Forms and work orders reviewed.
 - e. Secretary’s Report – Approve May 10th, 2022, Meeting Minutes, McDonald Garden Center did a presentation to the homeowners regarding, flooding, Crept Myrtles, insects in trees, mulching and shrubbery. Kathy motioned. Donna seconded. All approved.
- VI.** Mangers Report
 - a. Mailbox Issue – Board agreed to powder coat and color match the new mailboxes with installation and a 2 year warranty. Project is about 10 weeks out. Greg motioned to approve. Diego seconded. All approved. Payment for mailboxes covered in Replacement Reserve.
 - b. Trees/Bushes Result –Kathy, Greg & Donna report on the two companies they met with to deal with landscape issues. B&B not fulfilling contractual obligations.

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- c. Water backing up – Georgia with McDonald’s has a 3-phase approach to address the property landscape issues. The flooding has been mapped and will be resolved by McDonald’s.
- d. Paint Colors – Finished – Donna is working on providing a spread sheet of each addresses paint color specific to that home.

VII. Old Business

- a. Tru-Green has one more treatment left for the milky spores and diseased trees. Tru-Green also indicated that there seasonal treatments would benefit the community. Multi-pronged approach that combines deep root injection along with oil treatments at certain times of the year will prevent this from happening in the future versus treating the symptoms as needed.
- b. Paint Colors – we will have a spreadsheet ton the website of each address approved colors.
- c. The tree that was hit with lighting has been removed by B&B. Crept Myrtles to be trimmed, dead bushes need to be removed and the mulch needs to be finished. If not completed, the contract with B&B is to be terminated due to breach of contract.
- d. Community lighting – West end of the median, Pole for, median/lighting, management to present options.
- e. Board is working on pool closure schedule for the month of August.

VIII. New Business

- a. Budget: dues being raised \$25 was discussed with the homeowners in order to keep up with inflation.
- b. Poison Ivy growing along the bush line at the woods. Getting three proposals from B&B, McDonald’s, and one a homeowner has recommended.
- c. The bush behind the bowling alley (knockout roses) is diseased as well as bushes throughout the community. Donna is going to make a list of the diseased roses for B&B to take them out.

IX. Adjournment: 7:10 PM – Greg made a motion to enter executive session. Donna seconded.

X. Kathy made a motion to exit executive session at 7:30 PM. Diego seconded.

XI. Donna made motion to adjourn. Diego seconded. Adjournment at 8:15 PM.