

Approved  
7-13-2021

**Southampton at Salem Springs  
Board of Directors Meeting Minutes  
June 8, 2021  
Pool Side**

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

**Homeowners Present:** 5

- I. **Call to Order:** 6:34 meeting called to order by Maggy
- II. **Homeowner's Forum:** Owner asked if she can submit an ARC form for a porch light before she has someone lined up to install it. Scott said he would put the light up for her.
- III. **Approval of Minutes:** Scott motioned to approve with a correction, second and approved.

Maggy thanked Dave Hill for planting Begonia's in the common area. Thanked Tom Semon for making the pool passes and power washing the concrete at the pool.

IV. **Reports of Officer's & Committee's**

- a. President's Report: See below
  - b. Vice President's: Pool is open, the green tile has white grout that ran. Will be removed after the season. Found a boogie board and towel in the pond. It was taken out. Maggy said that it is for the wildlife. A homeowner is calling the wildlife people.
  - c. Treasurer's Report: \$7,648.01 in the red - We are healthy.
  - d. Member at Large Report: none
  - e. Secretary's Report: none
  - f. Committee Reports: Landscape, there is a concern about the Wax Myrtles next to the homeowners fence gates. They are getting too big. Some homeowners are removing some shrubs that the landscapers are planting, moving them, they are dying. Pool company come everyday, but are not obligated to open the pool.
- V. **Manager's Report:** Talked with Parking Lot Maintenance, table the speed bumps, lets get the paving and maintenance. We are about a month out so we can let the homeowners know ahead of time. Speed tables are more expensive than anticipated. John called another company about the trees, it will be more expensive than Tru-Greene. Should get the okay on the Rules & Regs this week. Zippy coming out, to nail some planks around pond, and will give us an estimate on the sink hole. Whoever wants to be on the BOD needs to let John know by end of June.

VI. **Old Business:**

- a. Tru-Green (tree bugs) - put oil on trees last fall, said in spring we should do the second phase. Our bushes have white flies, we have a proposal for \$975.00 to treat bushes for the insects, and spray the trees. Scott motioned to approve with satisfactory explanation, second, approved 4 and 1 no.
- b. Fascia Boards - according to Innman & Strickler (attorneys) it is the responsibility of the homeowner to fix replace fascia boards. This is according to our condominium documents. John suggested that we talk with a company about being exclusive on fascia board repair/replace for special prices. Tom wants the association to replace the fascia boards. John is going to address the issue again with attorneys.
- d. Speed Bumps - see above

VII. **New Business:**

- a. Outside Lights - Outside lights need attention, such as painted or cleaned. What color should they be painted? Brown as close to the the shutters. Many lights are now black. The Association. had approved dusk to dawn lights are black. Dave suggested we grandfather what lights are there. Dave suggested we decide on replacement lights and post on website. Homeowner suggested we decide only on color.
- b. Light Replacement - Maggy suggested we replace the large light on the side on the pool house with a dusk to dawn light.
- c. Volunteers to Close Pool - We need volunteers to close the pool at 10:00 pm. Maggy is closing it for the month of June. One homeowner suggested we install lights around the outside of the pool. One homeowner said he will close the pool for a week.

VIII. **Closing Homeowner Forum:** None

IX. **Adjournment:** 7:41 pm adjourned.

X. **Executive Session:**

ARC form for window replacement - approved 4-1

Website: [southamptonatsalemsprings.wordpress.com](http://southamptonatsalemsprings.wordpress.com)