

Approved  
5.12.20

**Southampton at Salem Springs  
Board of Directors Meeting Minutes  
March 10, 2020**

Board Members Present: Maggy Telesco, Cindy Gray, Dave Hill, Scott Elmquist, Tom Aaman, John Candolara, Community First Management

Homeowners Present: 4

I. Call to Order: 6:30 by Maggy

II. Homeowner's Forum: No discussion

III. Approval of Minutes: Tom motion, second, approved

IV. Reports of Officer's & Committees:

- a. President's Report- Maggy reported that the gutters are the homeowners responsibility.
- b. Vice President's Report - none
- c. Treasurer's Report – (\$2,597.44) in the red
- d. Member at Large - have some ARC forms
- e. Secretary's Report - none
- f. Committee Reports:

V. Manager's Report - only three outstanding items.

Mailbox repair. Website - Charlie will update website but cannot create it. John states that AWS (Amazon Web Services) has a free site. John said he will create the website. John wants to get three bids on everything before we vote on it. Atomic Plumbing, John completed the application for credit, and said that we are good.

VI. Old Business

- a. Tree pruning (Vote) - Colonial \$8750.00 will not hard prune. Tarzan and B&B both \$6900.00 for all trees (both will hard prune). B&B March 25 & 26 to hard prune. Hard pruning does not have to be done every year. It will be a few years before pruning is needed again. Homeowners must have vehicles out of the driveway. If vehicles are not moved, the tree will not be cut. John has used all three companies. Tom made the motion that we accept B&B, second approved.
- b. Concrete around pool (Vote) - Concrete Jack \$4000.00 and Rick's Concrete \$3250.00. John has worked with Concrete Jack and know the quality of their work and he is not sure about the quality of work from Rick's Concrete. Cindy motioned that we accept Concrete Jack, second and approved.

- c. CD's (Vote) - Board President, Margaret Telesco, and Community Manager, John Candelora, were instructed by banking officials that a vote needed to take place and be recorded in the minutes. The board voted to remove United Property Associates as their management company and replaced them with Community First Management effective January of 2017. The Board of Directors has paperwork documenting the termination of UPA and the retention of CFM. The board has voted to maintain their CD's, removing management from the signing process effective immediately. We have a new Board of Directors and we are requesting the following members to be listed on the CD's, Margaret Telesco, President, Cynthia Gray, Secretary and Scott Elmquist, Treasurer. Motion by Tom, second, approved.
- d. All pool repairs - resurfacing and coping stones are the only pool repairs needed. Dave motioned to accept Alameda, second approved. Repairs will be completed before pool opens.

#### VII. New Business

- a. ARC forms - 2 ARC forms, 4489 & 1604 were approved motioned by David, seconded
- b. Atomic Plumbing - came out and checked the pipes in the street by Maggy's house with a camera. The pipes in the street in front of Maggy's is all clear and Rubin's. Maggy initiated a No charge, courtesy call.
- c. Trash Vendor (Vote) - GFL \$1093.56 renews in May. John will get another estimate.

TownScapes contract expires 4/30/2020. \$4019.28/mo. We have 36 visits per year, due to price of contract. Will not give us a Jan - Dec contract. If they don't finish on a Friday, will not return until the following Friday. Maggy feels that 36 visits are not enough for the community. Estimate from B&B \$3410/mo. for landscaping. Will go from May to December then Jan - Dec. Will do everything that TownScapes does now for less money. Maggy to give B&B proposal to landscape committee to review and a vote is needed by 3/30/2020. John to show owner of TownScapes contract from B&B to see if they can give us a comproable price.

Tarzan give price of \$750 to remove branches of tree that is hanging over a homeowner's house. Scott motioned, second, approved.

We need a quote to paint the parking spaces around the pool.

VIII. Closing Homeowner Forum: (Rubin) Homeowner wants to buy artificial owls because of black birds scaring off other birds (Hummingbirds) . Wants to hang owls in trees behind their unit. Approved by BOD. Rubin's wife will wrap board for geese to get out of pond with turf. Maggy stated that school is closed for Easter recess for our April meeting and with the coronavirus she was not sure if she would have the meeting at her home. She asked John if the board could vote via email on GFL/Waste Industries and Landscape since these need a 30 day notice if we were to cancel....that would be by March 30<sup>th</sup>. He said we could.

IX. Adjournment - 7:40 pm by Maggy

X. Executive Session

XI. Adjournment

Online Vote by Board:

March 16, 2020, Board unanimously voted to stay with GFL/Waste Industries.

Board received an email from John stating that TownScapes will not reduce their price nor will they add more weekly visits. As a result of that email the Board took action with the following vote.

March 25, 2020, Board voted to accept landscape contract with B&B, it was 4 approved and 1 abstained from voting.\*

March 25, 2020, Board unanimously voted to pay for roof work at 1608 for the amount of \$2,350.

\* this is a correction to the March Minutes per request at Board Meeting on 5/12/2020.