

**Southampton at Salem Springs
Board of Directors Meeting Minutes
November 17, 2020
Southampton at Salem Springs
Swimming Pool**

12-8-2020
6:38pm
Approved

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

Home Owners Present: 3 home owner present

- I. **Call to Order:** 5:30pm called to order by Maggy
- II. **Home Owner's Forum:** no discussion
- III. **Approval of Minutes:** motion to approve by Cindy, 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: **\$1931.23**
 - d. Member at Large Report: none
 - e. Secretary's Report: none
 - f. Committee's Reports: We have a problem with the sink holes around the pond. We received a proposal from East Bay Construction and we are waiting for a second proposal. This cost is coming out of the reserve study. Bathroom pool leak coming from pipe underground the pump house. Will get an estimate on the cost. Landscapers want to cut back the wax myrtles to the height of the patio fence. Tom wants them to leave some green at the top. Tom wants to get a price on removing the pampas grass.
- V. **Manager's Report:** John has asked for a proposal from the second Arborist that came out. He hasn't heard from him. VA has asked for additional information. There will be a \$500 re-application charge, to become VA approved. 4445 Levin Contracting has been contacted to look at the roof.
- VI. **Old Business:**
 - a. Landscape Contract (Vote): same contract went up \$102.00 mo. Motion to approve by Cindy, second, approved
 - b. Tru-Green (Vote): Going to treat all the crepe myrtles. \$675.00 Motion to approve by Scott, second and approved.
 - c. Drainage: Will start this week. Utility lines have been. Marked.
 - d. 4445 Roof Update: Levin Contracting has been contacted to look at roof.
 - e. Tree Hit by Lightning: City removed the stump
 - f. Bathroom Leak: Pool and pipes associated have been winterized. We are waiting for a proposal.
 - g. VA Update: John has provided all requested data to VA. Motion to approve Tom, second and approved.
- VII. **New Business:**
 - a. Corrected September Minutes: September minutes were approved with an error. Scott made the motion to correct the minutes, second and

approved. Correction: Proposal from B&B for \$700 to remove cedar trees tha are touching David's House. Tom said to go for it (motion to approve), second and approved

- b. Shrub Replacement (Vote): \$2300 for shrub replacement. Cindy made motion to approve, second approved.
- c. ARC Forms: 1620 submitted two ARC forms, motion to approve both by Dave, second and approved. 4484 submitted two ARC forms, one form motion to approve by Dave, second and approved. The second form was denied.
- d. Pond Sinkhole and Bulkhead: Waiting for another estimate
- e. Budget (Vote): We saved some money on landscaping and pool. Able to keep fees at \$300.00. We are able to add more to replace reserve. Motion to approve by Cindy, second and approved.

Pool Contract vote: Price has remained the same. Motion to approve by Scott, second and approved. John is going to ask for a clause to be in the contract that will allow the pool company to only service a few times a week in the event the pool cannot open due to Covid.

VIII. **Closing Home Owner Forum:** no homeowners present

IX. **Adjournment:** 6:40pm adjourned by Maggy

X. **Executive Session:** 6:41pm