

Approved  
10-17-22

# *Southampton at Salem Springs*

## **Board of Directors Meeting**

13 September 2022 6:30pm

Salem United Methodist Church (2057 Salem Rd.)

---

### ***Draft Minutes: September 13, 2022***

- I. Kathy Robertson called the September 2022 Board of Directors meeting to order at 6:30pm.  
All board members present.  
2022/23 Elected Board members:
  - a. President - Kathy Robertson, - [kathyjo.robertson@cox.net](mailto:kathyjo.robertson@cox.net) 757-619-2397
  - b. Vice President - Tom Amann - [Teamann56@gmail.com](mailto:Teamann56@gmail.com)
  - c. Treasurer - Donna Bir - [dbir56@gmail.com](mailto:dbir56@gmail.com)
  - d. Secretary - Gary Williams – [gswgjw@gmail.com](mailto:gswgjw@gmail.com)
  - e. Member at Large (ARC Forms) -Greg Chandler, [GregoryPChandler@gmail.com](mailto:GregoryPChandler@gmail.com) – 781-588-8245
  
- II. Attendance: Sam & Juline Snapp, Roy & Theresa Clemons, Deb & Steve Gallo, Romano, Greg Chandler, Donna Bir, Kathy Robertson, Janelle Williams, Cindy Gray, Margaret Telesco, Beryl Bailey, Felix Garcia, and Charlene.
  
- III. Homeowner Forum:
  - a. Sam Snapp raised a question regarding the streets in our community. He stated that the previous sealing has not held up and many of the cracks have re-appeared. Sam asked us to look into the sealing contract to see if there was a warranty from the previous work covering this. Management will check to see if there is a warranty.
  - b. Margaret Telesco made mention that BOD member offices have not been announced. Margaret also made mentioned that someone was in the community spraying and wondered what that was about. It was thought that this was Turf Master in preparation to rid us of the Dallisgrass. Margaret asked how we were funding the landscaping and was concerned that she didn't see it on the checkbook register. After closer examination it was found and listed as mulch and paid monthly.
  - c. Cindy Gray raised a concern regarding the trimming and removal of "bowling Alley" trees as it is listed under old business on the agenda. Cindy had not recalled seeing this prior to this meeting. Discussion ensued regarding how this was discussed in May, June and July. Management made note that this was voted for approval via E-Mail and that is in fact why it is listed as old business. Cindy also asked how the pool closure extension was approved. Kathy responded that this was actually approved in the September 2021 BOD meeting for the 2022 year. Cindy still wants management to explain the McDonalds contract and where the money is coming from.
  - d. Sam Snapp asked if we had the gameplan from McDonalds regarding flooding issues. Management assured Sam that as soon as McDonalds completed the planning phase that homeowners will be notified of action.
  - e. Charlene asked if we could do something about the pond and how ugly it looks and about the trash in it. Management stated that the pond company said there was nothing they could do about the Murky water and that it's not their job to pick up the trash in the pond.

# *Southampton at Salem Springs*

## **Board of Directors Meeting**

13 September 2022 6:30pm

Salem United Methodist Church (2057 Salem Rd.)

---

- IV.** Approval of July Draft Minutes – Kathy made motion that the July minutes be approved. Donna seconded. All approved.
- V.** Report of Officers:
- a. President - Turf Master's will be treating the Dallisgrass in the next couple of weeks. We will be taking out some of the trees in the "Bowling Alley" area and cutting branches up to 20 feet high before the McDonalds project starts. Explained that tonight's meeting was going to be focused on the Community's budget in detail by management as was requested by homeowners at our annual meeting. Kathy also explained that we will have an end of summer picnic on Saturday September 24, 2022.
  - b. Vice President - No Report
  - c. Treasurer – Gave us the balances of our reserves and operating cost balances. Management went over in more detail in the Manager's report (budget workshop).
  - d. Member at large – No Report
  - e. Secretary's Report – No Report
- VI.** Managers' Report:
- a. Discussed the budget in depth and went over dues (no increase, \$10 increase, and a \$25 increase). Proposed budget was emailed to all residents prior to the meeting.
- VII.** Old Business:
- a. McDonald's Update – waiting on start date; Georgia to provide update as to addresses affected by flooding.
  - b. Mailbox Replacement Update: Addresses for the mailboxes provided. Waiting on delivery and install.
  - c. Tree trimming in "bowling alley" vote was ratified (Vote made Online September 9, 2022 via Unanimous Vote).
- VIII.** New Business:
- a. Cracks/Holes in street pavement (checked with company for rework)
  - b. GFL Bulk Pick-Up Fee Sheet (to post on the website)
  - c. Pond Maintenance Services/Trash removal from the Pond (Management to look for other companies to bid)
  - d. Board requested three bids for collections. Management to obtain bids.
- IX.** Adjournment: Donna motioned to adjourn at 8:15 PM. Gary seconded.
-