

Southampton at Salem Springs

Board of Directors Meeting

11 April 2023

Salem UMC (2057 Salem Road, Virginia Beach, VA)

Approved Minutes: April 11, 2023

Executive Session: Started at 5:50 pm and concluded at 6:29 pm

The April 2023 Board of Directors meeting was called to order at 6:32 pm. Board members present: Kathy Robertson, Tom Amann, Leo Batista, Donna Bir, Debbie Burks.

The following homeowners were in attendance: Sam & Juline Snapp, Cindy Gray, Margaret Telesco, Beryl Bailey, Dana Pugh, Janelle Williams, Roy & Theresa Clemons.

- I. Kathy Robertson motioned that the March 2023 minutes be approved as amended regarding the crepe myrtles, seconded by Leo Batista, approved.
- II. Vice-President Report – Tom Amann – Tom reported that the Pools Unlimited agent that services the pool reported a possible leak. The board requested that he follow up with Pools Unlimited to determine the source of the leak and get an estimate.
- III. Treasurer’s Report – Donna Bir – Current operating budget balance is \$34,330 with March expenditures of \$24,889, which was due to outstanding February invoices. Donna reported that the board had moved \$125,000 into an Old Point Bank CD with a return of 5.1% return over 10 months. Also OPB upgraded the remaining CDs to increase the return to 2% on the remaining term. **The board unanimously approved updating the signature card at Atlantic Union Bank by providing the approved April minutes on community letterhead indicating Kathy Robertson and Donna Bir as signers.**
- IV. Secretary’s Report – Debbie Burks – No report
- V. President’s Report – Kathy Robertson –
 - a. Kathy discussed the McDonalds Phase II status. She and Donna Bir walked the property with a McDonalds agent to point out issues that were not up to our expectations. The agent agreed and the company is addressing them. McDonalds has replanted the entrance and the pool areas. They are putting in several azaleas which will provide color and stay green in the off season. McDonalds will be putting down mulch toward the end of April.
 - b. Kathy then announced that the board members have been actively contacting several residents of delinquent fees, with much success. We will continue to work on remaining issues through Due Process and Collections.
- VI. Member-at-Large Report – Leo Batista reported that there will be a community inspection/walk through in early May. Violation notices will be mailed the first week of May.

Please inspect your home to determine if it needs power washing and/or painting (trim or shutters) If you have any questions regarding the specific color for your unit, please contact Donna Bir at 757-667-8535 or via email at dbir56@gmail.com.

VII. Unfinished Business:

- a. Kathy announced that the new community mailboxes are scheduled to be installed the weekend of April 22/23. Debbie Burks will check with the mailperson to notify her of this upcoming work.
- b. Pavement Update...Tabled
- c. Ms. Bailey asked for an update on the Entry Lighting. Donna Bir made a motion to have the walkway assessed for repair. The motion was seconded by Kathy Robertson. John Robertson will follow up with a couple companies to determine the options.
- d. Pool passes will be distributed before the pool opens on Memorial Weekend. It was discussed that we have a cookout on Saturday, June 3. More information will be sent out.

VIII. New Business:

- a. BMP Pond Walkway. John Robertson will check with companies for an assessment of repair and possible cost.

IX. Executive Meeting Business:

- a. The following financial business was conducted during the Executive Session: Homeowner #1/Resolved, Homeowner #2/Resolved with amendment, Homeowner #3/Kathy will contact and follow up, Homeowner #4/Burks will contact and follow up, Homeowner #5/Due Process, Homeowner #6/Kathy will talk with homeowner, Homeowner #7/Will waive penalty fees, Homeowner #8/Due Process, Homeowner #9/Attorney. The board approved the above actions unanimously. Homeowners #5 and #8 will be notified of the Due Process date of May 9, 2023.
- b. Kathy will contact Solitude to set the fountain lights to 7:00 pm to 7:00 pm.

X. Homeowners Forum:

- a. Maggie asked about the verbiage in the March minutes regarding the crepe myrtles. It was agreed to amend the March minutes to say that McDonalds would be hard pruning all the crepe myrtles, and there would be no ARC requests required from homeowners.
- b. After much discussion about the trash containers, Donna Bir made a motion which was seconded by Leo Batista to amend the Rules & Regs to say: Trash cans may be placed on the curb on Thursdays after 12:00 noon, and must be stored by the end of day on Friday. Exceptions will include Holiday and weather events. The motion was approved unanimously.

XI. There being no additional business, Kathy motioned to adjourn the meeting, seconded by Leo, approved.

XII. The meeting was adjourned at 7:06 pm

Respectfully Submitted,

Debbie Burks

Secretary / SH@SS Condo BOD