

OSouthampton at Salem Springs

Board of Directors Meeting

8 August 2023

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

APPROVED Minutes: August 8, 2023

Executive Session: Started at 5:55 pm and concluded at 6:29 pm

The August 2023 Board of Directors meeting was called to order at 6:33 pm. Board members present: Kathy Robertson, Leo Batista, Donna Bir, Tom Amann, Debbie Burks.

The following homeowners were in attendance: Sam & Juline Snapp, Margaret Telesco, Mary Armbruster, Dana Pugh, Janelle & Gary Williams, John Robertson, Debbie Gallo, Mayra Camejo, Roy & Theresa Clemons, Myron Penalonzo, Damon & Alisha Williams, Ruben & Liz Martinez, Danny Adams, and Charlene Davis.

- I. Donna Bir motioned that the June 2023 minutes be approved, seconded by Tom Amann, and the board approved unanimously.
- II. President's Report – Kathy reported that we are moving forward with Turf Masters Landscaping company, and we will follow up with MFM regarding the drainage issues in the community.
- III. Vice-President Report – Tom Amann – Tom reported that this is the last meeting before the Annual Meeting in September, where the community elects board officers. He asked the meeting attendees to be sure to attend the Annual Meeting and to remind their neighbors to attend...we need a quorum to elect new members. Also, the pool lights were repaired and are working properly.
- IV. Treasurer's Report – Donna Bir – Current operating budget balance is \$59,976 with June/July expenditures of \$16,251. Donna reported that the operating reserves are \$27,203. She is going to Old Point Bank to deal with several maturing CDs.
- V. Secretary's Report – Debbie Burks – N/A
- VI. Member at Large – Leo Batista had five ARC forms, of which 2 were declined. He also noticed that several fences have been replaced and/or repaired. It was also discussed that residents should not proceed with their request that was submitted until a written notice from the board is received approving the ARC request.
- VII. Manager's Report –John Candelora reported that the financial reports are not current and will be updated for the Annual Meeting business portion. Most of the new mailboxes have blemishes and will be addressed by the company. Three contracts are coming up for renewal; Pond Management (Solitude), Pools Unl, and the Landscape contract. FHA certification is good for another two years. The community insurance policy will roll over.

Roy Beskin will be at the Annual Meeting (9/12/23) to answer any coverage questions. We are waiting for several proposals to repair the pond decking. Also, we have new interest in residents running for the board.

VIII. Unfinished Business:

- a. Please send John Candelora an email to verify that your mailbox is on the spreadsheet for any repairs.
- b. The Community Cookout will be held at the pool on September 9, 2023 from 5-7 pm. Residents are asked to bring a side dish. It was suggested that the closing day of the pool (9/17/23) be a special "Bring your dog to the pool day". With a vote of 3 in favor/1 against the motion was passed.
- c. The community yard sale is scheduled for October 7, with a rain date of October 14, 2023.

IX. New Business:

- a. The Annual Meeting will be held on Tuesday, September 12, 2023 at 6:30 pm at Salem UMC, 2057 Salem Road, VB. A packet will be mailed to each homeowner including the 2024 Budget for review, agenda, Absentee Ballot, etc. Be sure to complete the Absentee Ballot (Proxy) to ensure we get a quorum.
- b. The 2024 Budget will be included in the Annual Meeting Packet.
- c. Community Towing – We will be updating the Community Towing sign at the entrance.

X. Homeowners Forum:

- a. Gary Williams thanked whoever placed the flags around the community for July 4th...that would be Kathy and John Robertson (Thank you both). Gary asked how many rentals we have – there are 11 with 3 on a waiting list.
- b. Damon Williams at 1704 SEC presented information to the board regarding corrected violations, drainage issue and requesting to be added to the rental wait list. He will email John Candelora.
- c. Mayra Camejo mentioned that she has drainage problems behind her fence and will send John Candelora an email to make sure she is on the list of units with issues.
- d. Maggie mentioned several community issues including oil spills, cigarette butts, remove McDonalds from the website.

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

XII. The meeting was adjourned at 7:35 pm

Respectfully Submitted,

Debbie Burks

Secretary / SH@SS Condo BOD