

Southampton at Salem Springs

<https://southamptonatsalemsprings.org>

Board of Directors Meeting Minutes

11 March 2025

6:00pm – Board Meeting, Executive Session
Salem United Methodist Church (2057 Salem Rd.)

- I. Meeting Start: 6:02pm.
- II. Reports of Officers:
 - a. President (David Hill) Report – Nothing
 - b. Vice President (Margaret Telesco) Report –
 - i. ARC forms – Four ARC forms were submitted and approved.
 - c. Treasurer's (Donna Bir) Report –
 - i. Funds as of: February 29, 2025
 - a. Operating Account: \$25,257.26
 - b. Operating Reserves: \$32,547.09
 - c. Replenishing Reserves: \$200,326.09
 - d. CDs total: 473,520.00
 - d. Member at Large (Bruce Freeman) Report – Nothing
 - e. Secretary's (Mynor Peñalanzo) Report –
 - i. Meeting minutes approval – Margaret made motion to accept February minutes, Donna second motion, all in favor.
- III. Managers' Report –
 - i. Homeowners that are still having problems with the company's website, payments, etc. to contact her via email to resolve such problems.
 - ii. Violations walkthrough will be tomorrow, 12 March 2025, at noon.
 - iii. 2025 Pool Contract has been signed, and it's scheduled to open on time.
- IV. Old Business:
 - a. Explained that the BODs and the property manager will be looking for any violation under the current Rules and Regulations. Violations walkthroughs are scheduled for every other month. This will give homeowners 60 days to fix any violations received. Some homeowners still have Christmas decorations up which they should have removed by now.
 - b. Rules and Regulations Review Committee, three people in the committee, are putting together all inputs received. They will present the final draft to the board for review and discussion. Before the final vote from the BOD is done, the draft will be sent to the community for one final review and inputs from the homeowners.
 - c. Discussed the drainage clean-up and lift at 1616 SWC. Work will be performed on March 13th. Project was approved by BODs in February.
 - d. Discussed McDonalds treatment of the Crept Myrtle by the end of March.
 - e. Discussed the bush trimming and mulch by the end of March.
- V. New Business:
 - a. Discussed why snow removal was not cost effective or necessary for our community during the last winter storm.
 - b. Discussed the advice from R. Wilcox (Southern Bank) to open a Brokage Account for our SHSS association CDs. Property manager, Christa, mention that the property manager company is in the process of offering this type of services as well.

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VI. Homeowner Forum:

- a. Attendees
 - i. Roy & Theresa Clemons
 - ii. Deb Gallo
 - iii. Kris Conover Taylor
 - iv. Sam & Juline Snapp
 - v. Beryl Bailey
 - vi. Chris Lagey
- b. Homeowner asked if the BODs have a roof replacement cost assessment for the community due to lifespan of the current roofs. BOD stated that a roof evaluation for the community is scheduled sometime this year, and not all roofs will be replaced at the same time. Roofs will be replaced as need it.
- c. Homeowner gave his own experience regarding a Brokage Account and recommended the company that he is using. BODs will get the information from the homeowner, will request Mr. Wilcox from Southern Bank to come and speak to our community on the next meeting, and asked the property manager for more information regarding their services. BODs will review all three suggestions for a more informative decision.
- d. Homeowner asked about his drainage issue at 4449 SSW. As per the homeowner, a drainage line was installed a while back but did not resolve the issue. He stated that this issue is being going on for more than three years. BOD will request the same company that will work on 1616 SWC to make a diagnose and proposal for the drainage problem on such property. BODs will decide if any action is need it from such assessment.
- e. Homeowner asked regarding dead bushes and shrubs. BOD stated that they will be look at during the violation walkthrough and replace them as need it.

VII. Adjournment: 6:48pm. Motion was made to adjourned regular meeting and to go to executive meeting to discuss contract, violations and due process.

VIII. Executive Session: 6:57pm.

IX. Adjournment: 7:44pm.