

Southampton at Salem Springs

<https://southamptonatsalemsprings.org>

Board of Directors Meeting Minutes

11 November 2025

6:00pm – Board Meeting, Executive Session

Salem United Methodist Church (2057 Salem Rd.)

- I.** Meeting Start: 6:23pm.
- a. Meeting was scheduled as the Annual Meeting, but quorum was not reach. Therefore, BODs started monthly meeting at 6:23pm.
- II.** Reports of Officers:
- a. President (David Hill) Report – He stated he will not do the president’s report. He will stay on the board till a quorum is met and then step off the board.
 - b. Vice President (Margaret Telesco) Report –
 - i. ARC forms – None.
 - c. Treasurer’s (Donna Bir) Report – There is no funds to report for this meeting.
 - i. Funds as of:
 - a. Operating Account:
 - b. Operating Reserves:
 - c. Replenishing Reserves:
 - d. Member at Large (Bruce Freeman) Report – Not in attendance.
 - e. Secretary’s (Mynor Peñalongo) Report –
 - i. Meeting minutes approval – There is no last month’s meeting minutes currently.
- III.** Managers’ Report –
- i. Some CDs have matured currently. She will find out what rate they were rollover and send a copy to the board treasurer.
- IV.** Old Business:
- a. The board discussed the December business meetings, the location of the meetings after December and the day of the month. BODs discussed if a meeting in December is necessary or not.
 - b. The property manager did a violation walkthrough in October. The VP went out with her to point some items of concern during the manager’s walkthrough. The property manager will do the violations walkthrough every other month by herself.
 - c. November will be our last violation walkthrough of the year. Property manager will inform the board which date of November is good for the walkthrough
 - d. The Crepe Myrtles will be cropped in December. VP will send an email to the community with more information.
 - e. FHA contract. David will sign it and give it to the property manager.
 - f. The next contract is the community insurance. The current contract does not include the price. Therefore, it will not be put for motion during this meeting.
 - g. BODs are still working on next year’s budget, and it was talked during the meeting.
- V.** New Business:
- a. BODs have the audit meeting tomorrow.
 - b. Dead bushes in the community needs to be replace. The board needs a complete count of the total bushes in need of replacement.
- VI.** Homeowner Forum:
- a. Attendees:

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- i. Leo Battista.
 - b. Homeowner requested information regarding the small light fixture by the garage door. He would like a different type of light fixture, more modern, up-to-date look, instead of the original light fixtures required. Board stated that currently, the original fixture is required as per the guidelines.
- VII. Adjournment: 7:03pm. Margaret made motion to adjourn business meeting.
- VIII. Executive Session: None.
- IX. Adjournment: None.

DRAFT