

Southampton at Salem Springs

<https://southamptonatsalemsprings.org>

Board of Directors Meeting

February 9, 2026

6:00pm – Board Meeting

Salem United Methodist Church (2057 Salem Rd.)

- I. **Meeting Start:** 6:pm - A call to order was made by the president. In attendance were Margaret Telesco (president), Donna Bir (treasurer), Debbie Gallo (Member at Large), Roger Bir (secretary), management liaison Chelsey Garcia and association members Cindy Gray, John Robertson, Roy & Theresa Clemons, and Leo Batista.

- II. **Reports of Officers:**
 - a. President Report Margaret Telesco: Nothing to Report
 - b. Vice President Beryl Bailey Absent
 - c. Treasurer Donna Bir: A question was posed by a community member asking if the community reserve is being met to counter inflation. An affirmative response was given by the treasurer.
Funds as of 31 December 2025:
 1. Operating Account: \$22,928.82
 2. Operating Reserves: \$35,471.18
 3. Replacement Reserves: \$739,827.16
 - d. Member at Large Debbie Gallo: Nothing to Report
 - e. A motion was made by Donna and seconded Debbie to rescind the November minutes and approve corrected the November minutes. A motion was made Donna and seconded Debbie and approved to accept the minutes for December. All approved. The annual January minutes will not be posted on the website.

- III. **Managers' Report (Tawanna Tynes):** currently none of the community CDs are maturing within the next month. 12 community members are behind in dues.

- IV. **Old Business:**
 - a. community water fountain – update (Margaret): the fountain is not working properly. After several visits from the vendor, the issue will be addressed once the weather warms up.
 - b. community bushes (Margaret): nothing has been decided regarding the community bushes. The issue was tabled for March/April timeframe.
 - c. McDonald's Update: the trimming of the crape myrtles continues.
 - d. Replacement of pool tiles (cover doesn't come off until April/May time frame).
 - e. Pool umbrellas: Donna made motion and seconded by Debbie to purchase umbrellas with funds taken out of the association budget. All approved.

- V. **New Business:**
 - a. A change of business meeting day from second Tuesday of the month to the second Monday. Reasoning, availability of church resources. A motion was made by Donna and seconded Debbie; All approved.
 - b. A motion was made Donna and seconded Debbie to have a homeowners' forum before the officer's report and after new business. All approved.
 - c. A motion was made Donna and seconded Debbie to approve the cost of the CAU Policy for the community All approved.
 - d. A motion was made by Donna second by Debbie, that all ARC forms from 2025 that are still open are required to fill out a new ARC form and approved by the Board. All approved.

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- e. The property manager will be contacting Aristocrat Towing to see if our agreement is still valid.
- f. Roger will be contacting Tracy, the Website Manager, for her invoice of \$275.00 for services for 2026.
- g. Donna made the motion and Debbie seconded to make a yearly donation of \$600 to the church for monthly business meetings. All approved
- h. Roger will be working on the pool passes for the 2026 pool season.

VI. Homeowner Forum:

1. A question was posed whether the towing company (Aristocrat) has proper liability insurance. The president requested the manager contact the towing company for an update on what contract is currently in place with specifics regarding liability insurance.
2. A question was posed regarding ARC forms. Does the homeowner have to provide a new ARC if they still have open work from the previous year? After discussion the board decided yes. If the work on the old ARC form was not completed, they will have to fill out a new ARC form. Donna made the motion and seconded by Debbie to have the homeowner's fill out a new ARC form for the unfinished work on the pervious ARC form. All approved.
3. Questions were posed regarding what type of lights are approved for use in community garages. The treasurer said Hilltop Lighting on Laskin Road carries the required outside light.
4. Access to the pool. The possibility of members having a personal key or card for entry to the pool, thus eliminating the need for a pool pass. The secretary will research the matter.
5. Concern was voiced about community access to the Association's master insurance policy. Our manager liaison Chelsey stated a copy is always available upon request.
6. Apprehension was voiced by a board member regarding the inclusion of association financials in the minutes. The concern centers around hackers gaining access (through the community website) to community accounts for possible illegal use. The manager will check on the legality of not posting association financials in the business minutes.

VII. Adjournment: The community portion of the business meeting was adjourned at 6:53pm.

VIII. Executive Session: The board of directors went into executive session at 6:57pm.

IX. Adjournment: the board came out from executive session and adjourned at 8:03pm. Minutes compiled by Roger Bir, Secretary.