

Southampton at Salem Springs

<https://southamptonatsalemsprings.org>

Board of Directors – Meeting Minutes

March 9, 2026

6:00pm – Board Meeting

Salem United Methodist Church (2057 Salem Rd.)

5:32 motion made by Donna, seconded by Deb, all in favor, to go to Executive Session for a due process hearing. Due process was discussed and a decision was made. The homeowner did not attend. Donna made motion to close Executive Session at 5:49pm Deb seconded and all in favor.

- I. Meeting Start: Meeting called to order at 5:59pm by the president. Introductions were made regarding our new association manager, Tawanna Tynes, and her supervisor, Paula. Association members were Tom Amann, Roy & Theresa Clemons, and Cindy Gray.
- II. Homeowner Forum: Back in February the City notified us (via email) that it is the homeowner responsibility or the Community....the City would come on private property to cut the limbs. Beryl reported that she contacted the city on the limbs and was given the same information. She suggested that we have a vendor cut the limbs and forward the bill to the city. Tawanna will contact some tree companies, and the board will see the cost and if decided to do the work, we would then send the bill to the city.
- III. Reports of Officers:
 - a. President Report (Margaret): nothing to report
 - b. Vice President (Beryl): nothing to report
 - c. Treasurer (Donna): only had finances from previous month. No report given.
 - d. Member at Large (Debbie): nothing to report
 - e. Secretary (Roger): Website – Last 30 days, 80 visitors, 38 1st time, 5.33 pages viewed per visit. Countries: US – 75, Singapore – 2, Ireland – 1, Germany – 1, Canada – 1.
- IV. Managers' Report (Tawanna Tynes): 12 members delinquent to the amount of \$12,143. She reminded the board these issues are discussed in executive session. Pool tiles: four RFP's have been submitted, but no proposals have been received. All vendors asked for "best time/date for site visit." An inspection was completed in February, and another is planned for March. Building maintenance; NSTR. Note: there were no ARC forms in the Board packet.
- V. Old Business:
 - a. Budget 2026 – Vote: no vote was taken. A special meeting date to vote on the budget is TBD.
 - b. Reserve Study: per manager, is complete.
 - c. Board decided treasurer would give the financial report with figures. It will be posted on our Portal, not Website and then the Manager will send a copy of the minutes to the community
 - d. Pond: found the pond fountain warranty. Issue will be addressed at a later date.
 - e. Pool Tiles RFP's: see manager's report
 - f. Pool access – pool locks/keys/cards: decided to stay with pool passes, more cost effective.
 - g. Lights for garage: check the website for the approved lights.
 - h. Aristocrat Towing: the manager will contact vendor to see what procedures are in effect.
 - i. McDonald's update: fertilization is completed.
 - j. Bush/shrubs review/replacement: six bushes are dead. Boxwoods around the pool (in back of hydrangeas not front) will be replanted. Costs to replant is \$165. A motion was made by Beryl and seconded by Donna to approve the motion.
- VI. New Business:
 - a. Spraying Crepe Myrtles for fungus/black mold – Vote: motion not to spray was made by Donna and seconded by Deb. The vote was 5-0 to approve the motion.

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- b. ARC forms (submitted for approval): were not discussed
- c. Leo Batista reported a crack in his sidewalk and wanted to know if community would cover the cost. Board decided to keep an eye on crack and to notify Leo of our decision.

- VII.** Homeowner Forum: concern that no agenda was included in notice sent to association members. Manager stated that going forward an agenda will be included.
- VIII.** Adjournment: Motion made by Beryl, seconded by Donna to adjourn the business meeting and go to Executive Session at 7pm...all approved. A motion was made by Donna and seconded by Deb to end the executive session at 7:35pm.
- IX.** The board came out from executive session and adjourned at 8:03pm. Minutes compiled by Roger Bir, Secretary.

APPROVED