

SOUTH HAMPTON HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 17, 2018

The Board of Directors meeting for the South Hampton Homeowners Association was called to order on August 17, 2018 at 9:00 a.m. President Dave Puckett welcomed all of the Board of Directors. Board members present were Susan Leinenweber, Don Matheson and Bill Long. Absent was Bud Fisher. Chris Millar and Lynn Edmonds were present from LITUS* To Let, the Association's property management company. Homeowners Cigolle- #206 & #1201; Rudolph-#203; Leonti-#1109 were present.

Dave announced that Bud Fisher has stepped down from the Board of Directors. Dave stated that Bud was instrumental in turning the Association around with his financial knowledge and guidance to the BOD. The Board thanks Bud for everything he has done and the time he has given to South Hampton.

Minutes

The minutes for May 4, 2018, were approved via email by the board members. Lynn will post them to the South Hampton website, www.southhamptonpoa.com.

Financial Report

Bill Long discussed and went over all the financials which were sent to everyone from Bud Fisher.

Old Business

Building Report

Chris reported that a company was hired to fly a drone onto each balcony and around each side of the building for inspection for the waterproofing bid. A question was asked if a balcony has a slope was there anything which could be done to correct it? Chris stated he did not know but would ask an engineer to get an answer.

Water Heater

Greg, with Four of a Kind, has finalized the report containing water heater information for all units. If a water heater is older than 10 years, the owner will be notified and asked to have it replaced. There are many options the homeowner will need to decide when replacing the water heaters: boosters, valve replacement or any upgrades to the system.

Elevator Floors and Contract

Dave discussed with the Board having vinyl flooring installed in the elevators. This was tabled for another meeting.

Bikes & Bike Rack

Greg has removed all the old bikes from the bike rack. The Board requested a price for a new bike rack and would like it relocated in the owner's bin area.

New Business

Painting the Halls

Lynn presented the Board with a bid from Perfection Painting for painting the halls of the buildings. This was to include the trim and front unit doors. The last time the halls were painted was in 2012. Dave stated Greg, with Four of a Kind, could paint the halls at no labor cost to the Association. All the Association would have to pay for is the materials and paint. Dave recommended FOAK paint one hall and everyone check out the work to see if that is the way they want to go.

Embassy Housekeeping

The Board asked Chris to please let the housekeeping manager know that the housekeepers are to use the back elevator and to not put the trash on the hallway carpet but to keep the trash inside of the unit.

Pool Furniture

Dave stated, with people using spray tans, the pool furniture now is orange. He would like for LITUS* to get a price to replace the 24 lounge chairs and 24 arm chairs. He would like a brown color as to not show the discoloration.

Waterproofing

Chris discussed the three bids received for the work to be done on the building. The bids outlined the waterproofing, materials, painting, decks, railings under the building insulation and spec sheets on the products they are to be using. The Board will review the bids and discuss at the November meeting.

With no further business, a motion was made to adjourn.

The Board went into executive session.

Respectfully submitted,

Lynn Y. Edmonds, Acting Assistant Secretary

Meeting Dates-

BOD November 16, 2018