

DIRECTORS PRESENT:
SUSAN HENTZSCHEL

MINUTES RECORDED BY:
SUSAN HENTZSCHEL

DIRECTORS NOT PRESENT:

LOCATION:
VIRTUAL - ZOOM

MEMBERS PRESENT:
CLAIR CARSON – PROPERTY MANAGER
AVRIL CAVINESS – BROKER IN CHARGE

HAMPTON FARMS II HOA BOARD OF DIRECTOR MEETING
WITH ASSOCIATION PROPERTY MANAGEMENT TEAM
MEETING MINUTES:
THURSDAY, 12 PM ON DECEMBER 9, 2021

CALL TO ORDER:

- Virtual sign-in at 12 pm

BOARD MEMBERS NEEDED

- HOA VP, Rachel Schatz officially resigned on November 19, 2021 as she sold her home and has moved out of the community. Currently only the HOA President is in office.
- Plan of Action:
 - HOA President has reached out to a former HOA Board member regarding serving again. The Former Board member will notify the HOA Board Monday (December 13th) regarding her decision. In the meantime, mass email communication will be sent out.
 - QUESTION TO PROPERTY MANAGEMENT TEAM:
WHAT WILL HAPPEN IF NO ONE SERVES THE BOARD AND THE CURRENT MEMBER QUILTS?
 - *Property management can take over but would be limited. Still would not be able to approve of any expenses over \$300; in addition, property management monthly fee may increase. Depending on what is on the covenants/by-laws, the Property Management may not be able to take sole custody of the community. If that is the case than no one will be able to enforce regulations or covenants as there will be no drive throughs. In other words, unless we want the community to go downhill, we have to have a HOA Board in place.*

MEETING WITH LINDA

- On November 17, 2021 – HOA President met with the President of Phase I for a 2 hour in-person meeting. After speaking with Phase I's President, it was discovered that Hampton Farms 1 HOA pays \$145/ Month for the following services from C Dan Joyner:
 - Monthly Financials
 - Statements (Copy & Postage)
 - Annual Invoices
 - Budget
 - File Liens to Attorney (\$79)
 - Mass Communication
 - Advisement
- Hampton Farms 2 HOA pays \$516+ for everything mentioned plus drive throughs. The two HOA Presidents believe that merging may be financially beneficial.
- Property Management Team is discouraging any kind of merger citing that it may not be possible based off of covenants/by-laws. Property Management Team stated that they would speak to a Greenville attorney regarding merging and cost.
 - **UPDATE: As of 2.16.2022: Property Management NEVER provided information.**
- It was also brought to light that the homeowner with the misconduct is known to be a "neighborhood bully".

UPDATE CONTACT VENDORS

- **PHIL HARRISON:**
 - Report that entrance spot lights are not working again. Property Manager to contact him regarding maintenance. HOA President pointed out that Phil Harrison already came out in January 2021 for repairs. Less than a year later, repairs are needed again. HOA President request that work be done and considered under warranty – which means no cost to HOA.
- **TYLER COX:**
 - HOA President request Property Management to reach out to Palmetto's Finest regarding mulch pricing. Previously, it was agreed that mulch would be \$4000; however due to increasing prices, need to get current quote.

CPA – TAXES & PROPERTY TAXES

- HOA President to continue to search for HOA CPA with not assistance from Property Management Team.

30 DAY NOTICES

- XXX Downs – \$180 Balance (30 Day Notice sent 12.08.2021)
- XXX HFT – \$330 Balance (30 Day Notice sent 12.08.2021)
- XXX HFT - \$180 Balance (30 Day Notice sent 12.08.2021)

CHRISTMAS CARDS & MAGNETS

- HOA President have placed order for community's calendar magnets. Currently awaiting shipment.

MEETING ADJOURNED

- Meeting adjourned at 1:05 pm