

HAMPTON FARMS II HOMEOWNERS ASSOCIATION

Professionally Managed by PMI Upstate SC Property Management 2320 E North St Suite O Greenville, SC 29607

Annual Homeowners Meeting Tuesday, November 14th at 630 pm

AGENDA

- **Sign-In**
- **Call To Order**
 - Verification Of Quorum – Daniel Herr, Property Manager (PMI)
 - Approval Of 2019 Annual Meeting Minutes – Penny Bostain, HOA Secretary
- **Welcome Statement and Introductions**
 - HOA President, Susan Hentzschel
 - HOA Vice President, Chris Pagliaro
 - HOA Secretary, Penny Bostain
 - Property Manager, Daniel Herr (PMI)

Hampton Farms II Board Of Directors 2020-2023 Accomplishments/Updates:

- HOA CPA: Hobbs CPA
 - 2023 Cost: \$200 (2022: \$200; 2021: \$235; 2020: \$220)
 - 2022 Taxes: \$111.82 (2021: \$110.36; 2020: \$130.90)
- HOA Property Management: PMI
 - 2023 Cost: \$3000 (2022: \$6201.06)
- HOA Landscaper: Spit Shine Landscaping
 - 2023 Cost: \$5700 (2022: \$2645)
 - Clean Up to Par and Mulch
 - Weekly Service: All 4 Seasons
- HOA Reserve
 - 2023 Investment: \$12,675.34 (2021: \$5094.81 + 2022: \$7580.53)
- General Liability Insurance (Renews June 2024)
 - 2023 Cost: \$1112 (2022: \$1155)
- 2019 Vote Results:
 - Verbiage on Covenants: Paused
 - Street Light Yearling: Declined
 - Residential Phone List: Re-Vote
 - No-Soliciting Sign: Re-Vote

New Business: (*Please see attached "Items To Vote")

- Vote regarding HOA Fee Increase
- Vote regarding AirBnB/Rental Property
- Vote regarding exploring the option and cost to unite Phase I and Phase II
- Re-Vote regarding Residential Phone List
- Re-Vote regarding "No Soliciting" Sign

Unfinished Business:

- Developer Neglected Responsibilities which caused Issues: Drainage Issues (Hampton Farms Trail)
- Community Events

Reports/Budget Review:

*****DISCLOSURE: Hampton Farms II HOA Board of Directors (BOD) Does Not have any direct access to Association funds. All funds are housed in an account controlled by the Association Property Management Team and its Accountant. At NO time shall or will the Hampton Farms II HOA Board of Directors (BOD) have direct access to the HOA Checking or Money Market Savings Account or any other funds.***

- 2020-2023 Budget Review and 2024 Proposed Budget with HOA Fee Increase
- Additional Future Expenses not included in 2024 Budget:
 - Attorney fees regarding Covenant Verbiage

Open Forum:

- Questions, Suggestions, Comments

Adjournment