

ANNUAL HAMPTON FARMS II HOA MEETING AGENDA
THURSDAY, SEPTEMBER 26TH AT 7 PM

- **SIGN-IN**
- **CALL TO ORDER**
 - **VERIFICATION OF QUORUM – JOY ROBINSON, C DAN JOYNER PROPERTY MANAGER**
 - **APPROVAL OF 2018 ANNUAL MEETING MINUTES**
- **WELCOME STATEMENT AND INTRODUCTIONS**
 - **HOA PRESIDENT, SUSAN HENTZSCHEL**
 - **HOA VICE PRESIDENT, RACHEL SCHATZ**
 - **HOA SECRETARY**
 - **PROPERTY MANAGER, JOY ROBINSON**
- **HAMPTON FARMS II HOA BOARD OF DIRECTORS 2ND YEAR ACCOMPLISHMENTS/UPDATES:**
 1. HOA Website and Email
www.HamptonFarms2HOA.com (Expires 10.23.2020)
Info@HamptonFarms2HOA.com (Expires 10.23.2019)
 - *2018 Cost: \$63.47* (2017 Cost: \$329.41)
 2. 2018 HOA Magnets
 - *2018 Cost: \$49.78* (2017 Cost: \$52.46)
 3. HOA Landscaper: Palmetto's Finest
 - *2019 Cost: \$2050 (9 months)* (2018 Cost: \$4,800)Weekly Service: Spring, Summer and Fall
Bi-Weekly Service: Winter
 4. Revised Architectural Form
 5. By-Laws and Violation Remedies Filed with County
 - *2019 Cost: \$129*
 6. Entrance Spot Lights Installed
 - *2018 Cost: \$1175*
 7. Street Lights Installed
 - *2018-2019 Cost: \$295.61 / Month* (2017-2018 Cost: \$184.05 / Month)
 8. Irrigation System Installed
 - *2018 Cost: \$2950*
 9. "All Streets This Neighborhood" Sign Posted
 - *2018 Cost: \$65.58 + \$25 (Installation) = \$90.58*
 10. Neighborhood Watch Program
 11. "Neighborhood Watch" Sign Posted
 - *2019 Cost: \$41*
 12. General Liability Insurance (Renews 07.17.2019)
 - *2019 Cost: \$1,369* (2017 Cost: \$1190; 2018 Cost \$1202)
 13. Neighborhood Watch Program
 14. 2018 Taxes
 - *2018 Property Taxes/ 2018 Cost: \$128.83*
 - *(2017 Tax Prep \$205 / April 2018 Cost: \$205)*

- **NEW BUSINESS:**

1. Vote to Change Verbiage on Covenants
 - *Max Cost: \$1,500*
 - *Votes will be calculated by the current HOA Board with Property Management. Community will be updated of the outcome via mail and/or email.*
2. Vote for street light (Yearling)
 - *Community voted against the installation of street light at Yearling.*
3. Vote for Residential Phone List
 - *Phone list will be distributed to among those who have provided their contact information on the Residential Phone List that was provided during the Annual Meeting.*
4. Vote on "No Soliciting" Sign
 - *Community voted against the installation of "No Soliciting" sign.*
5. Buildium Software
 - *Community is aware that in order to access their HOA account online, Buildium, they must contact Property Management, C Dan Joyner to sign up and be given login and password information.*
6. Last Year for Current HOA Board
 - *Current HOA Board has notified the community that this is the current HOA Board's last year of serving. HOA Board has encouraged the community to submit names or nominate those to serve as the next set of board members (May/June 2020- May/June 2023). Community can express their interest and/or submit nominees directly to Property Manager, Joy Robinson at JRobinson@CDanJoyner.com or to the HOA Board at: Info@HamptonFarms2HOA.com. Current HOA Board President asks that those who are interested to participate in meetings, so that new members can become familiar with the HOA Board operations.*

- **UNFINISHED BUSINESS:**

1. Developer Neglected Responsibilities which caused Issues:
Drainage Issues (Hampton Farms Trail)
 - *HOA Board will continue to seek estimates.*
2. Community Events
 - *John Miles, HOA Community Event Coordinator, will try to plan something for the Fall. Community will be updated as things develop.*

- **REPORTS / BUDGET REVIEW:**

****DISCLOSURE** HAMPTON FARMS II HOA BOARD OF DIRECTORS (BOD) DO 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 WILL THE HAMPTON FARMS II HOA BOARD OF DIRECTOS (BOD) HAVE DIRECT ACCESS TO THE MONEY MARKET SAVINGS ACCOUNT AND HOA CHECKING ACCOUNT OR ANY OTHER FUNDS.**

1. 2019 Budget Review
 - Additional Future Expenses not included in 2019 Budget:
 - Covenant Change: Max Cost \$1,500
 - Drainage Issue: (\$Unknown)
 - Mulch Expenses: \$4,000 (2018 Cost: \$4,800)
 - Replace Hawthorne Bushes \$170
 - Replace Magnolia Tree \$180

- **OPEN FORUM:**

1. HOA Website Requests
2. Questions, Suggestions, Comments

- **ADJOURNMENT**