

ANNUAL HAMPTON FARMS II HOA MEETING AGENDA
THURSDAY, MAY 30TH AT 7 PM

- **SIGN-IN**
- **CALL TO ORDER**
 - **VERIFICATION OF QUORUM – SYLVIE VELA, PROPERTY MANAGER**
 - **APPROVAL OF 2018 ANNUAL MEETING MINUTES – WHITNEY WILSON, SECRETARY**
- **WELCOME STATEMENT AND INTRODUCTIONS**
 - **HOA PRESIDENT, SUSAN HENTZSCHEL**
 - **HOA VICE PRESIDENT, JOY RODRIGUEZ**
 - **HOA SECRETARY, WHITNEY WILSON**
 - **PROPERTY MANAGER, SYLVIE VELA**
- **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: Currently taking bids ****Please see New Business**
 - *2019 Cost: \$Unknown (2017 Cost: \$650.00)*Weekly Service: May-October
Bi-Weekly Service: November-April
 - *2019 Cost: \$375 / Month (2017-2018 Cost: \$400.00 / Month)*
 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)
 - *2018 Cost: \$1202 (2017 Cost: \$1190)*
 13. Neighborhood Watch Program
 14. 2018 Taxes
 - *2018 Taxes/ 2018 Cost: \$128.83 (As of 04.29.2019 still waiting for final 2018 Tax Receipt from C Dan Joyner)*
 - *(2017 Taxes \$172.99 + Tax Prep \$205 / 2018 Cost: \$377.99)*
- **NEW BUSINESS:**
 1. Vote to Change Verbiage on Covenants
 - *Max Cost: \$1,000*
 2. Vote for Residential Phone List
 3. Vote on "No Soliciting" Sign
 4. Vote on Community Newsletter
 5. Currently taking bids for landscaper
 6. Last Year for Current HOA Board

****Agenda may be subject to change by May 30, 2019**

- **UNFINISHED BUSINESS:**
 1. Developer Neglected Responsibilities which caused Issues:
 - Drainage Issues (Hampton Farms Trail)
 - Nature's Design: Tree Removal, Grading, Bermuda Sod and River Rocks
 - Cost: \$9,933
 2. Community Events
- **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: (\$Unknown)
 - Drainage Issue: \$9,933
 - Landscaper Initial Cost: (\$Unknown)
 - Mulch Expenses: (\$Unknown)
 - Replace Hawthorne Bushes (\$Unknown)
 - Replace Magnolia Tree (\$Unknown)
 - **Will have estimates by May 30th for the Annual HOA Meeting*****
- **OPEN FORUM:**
 1. HOA Website Requests
 2. Questions, Suggestions, Comments
- **ADJOURNMENT**

DEAR HOMEOWNER,

THIS IS THE AGENDA FOR THE 2019 ANNUAL HOA MEETING SET FOR THURSDAY MAY 30TH AT 7 PM AT THE BEREA LIBRARY, LOCATED AT 111 N HIGHWAY 25 BYPASS, GREENVILLE SC 29617. IF YOU HAVE A TOPIC/ISSUE THAT YOU WOULD LIKE TO ADD TO THE AGENDA, PLEASE EMAIL THE HAMPTON FARMS II HOA BOARD AT: INFO@HAMPTONFARMS2HOA.COM. YOU CAN ALSO FIND ADDITIONAL INFORMATION, COMMUNITY NEWS/CALENDAR ON THE COMMUNITY WEBSITE AT: WWW.HAMPTONFARMS2HOA.COM.

WE LOOK FORWARD TO SEEING YOU AT THE ANNUAL HOA MEETING. IF YOU FIND THAT YOU CANNOT ATTEND, PLEASE COMPLETE AND SUBMIT A PROXY TO THE HOA BOARD OR SYLVIE VELA, PROPERTY MANAGER VIA SVELA@CDANJOYNER.COM. PROXY FORMS ARE AVAILABLE TO YOU AT WWW.HAMPTONFARMS2HOA.COM

THANK YOU,
HAMPTON FARMS II HOA