



# **SOUTH HAMPTON HOMEOWNERS ASSOCIATION**

## **HOA MEETING NOTES**

**Call to Order: March 23, 2019 12:10 pm**

**Meeting Adjourned 1:27 pm**

**In Attendance:**

**HOA Board Members:** Eric, Tasha, Sharon, Michelle, Kory

**MEINC:** Blanche & Associates

**GUEST:** Officer Stephen Duley

Opening Prayer: Michelle Talkington

**I. Introduction of Board Members: Sharon Gonder**

- a. Sharon Gonder: President, Michelle Talkington: Vice President, Tasha Stewart: Treasurer, Kory Matthews: Secretary, Eric Hollins: Member**

**Account of Actions Items by current board: Sharon**

- Establishment of Bank Account Status
- Attained Insurance with State Farm
- Obtained Management Company to allow a smooth transition with the Town Home HOA (MEINC)
- Reestablished Charter
- Secure a new Landscaping Company

**PROTECTING OUR INVESTMENTS PHASE I: 2019-20 GOALS**

- **Pay Existing HOA Debt and Collect HOA Dues**
- **Neighborhood Beautification Event**
- **Bring All Ponds to Code**
- **New Signage at South Hampton Entry**
- **Repair Fencing at South Hampton Entry**
- **New Lighting for the Single Family Homes**
- **Trash Collection for Single Family Homes**
- **Address Additional Parking**
- **Find a Solution to Speeding Issues**
- **Create a Plan for Sidewalks**

**II. MEINC: Blanche Thompson:**

## **Introduction of Karen Fridley (Collections) Gerald (Property Inspector)**

### **a. Delinquency Status/Approach Single Family Homes**

January 16<sup>th</sup> 2016 will be the starting point to prove payment of HOA Dues.

Homeowners have the burden of proof, but can work on a case by case basis to establish payments. There will not be late fees assessed during the transition. Home owners are asked to call MEINC directly and refer to the welcome letter sent out.

### **b. Addressing County violations**

- The county has found pond violations that need to be addressed immediately within the single family homes.

### **c. Architectural Guidelines:**

- The Board has established an architectural committee to review the outdated guidelines and bylaws before fines or notices are sent to homeowners regarding violations.
- Committee Members include: Eric Hollins and Michelle Talkington

## **III. Management Company Roles and Responsibilities: Sharon Gonder**

- MEINC is working with the HOA Board Members to enforce rules and orders that are set in motion by the board and the community via our bi-laws and county statutes.
- MEINC does not create regulations arbitrarily.
- Sharon expressed the primary desire to be transparent with the community.

## **IV. Guest Discussion: Officer Stephen Duley**

- Discussed the need to use the Non-emergency line for all non-emergencies
- He will be actively working with the community to make improvements

## **V. Open Forum**

- **Eric Hollins** expressed his sincere determination to work with homeowners in addressing their complaints if they are not heard in a timely manner.
- **Tasha Stewart** explained that the HOA members would be taking steps toward a community beautification process until the funds are sufficient to maintain the changes that we want.
- **Michelle Talkington** noticed the major drainage concerns on Greenville Drive following the construction of the new homes. This will be an action item for the HOA Architectural Board.
- **Homeowner Concerns**
  1. Address the collection of fees for those who have not paid or those who have lost proof of payment.
  2. Dog and Pet control in the neighborhood: Leash laws, feces, etc.
  3. Control the feral pet population.

4. Major litter problem in the neighborhood.

**Additional concerns were addressed and may be taken up at the next HOA Board Meeting TBA**

Notes taken by: Kory Matthews

Minutes Prepared by: Michelle Talkington