

West Hampton Home Owners Association, Inc.
Board of Directors Meeting
July 23, 2020
14112 Lincolnshire Ct
6:30 PM

AGENDA

- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – June 25, 2020 and July 8, 2010.
- III. HOA MEMBER SPEAKING OPPORTUNITY
 - A. HOA member speaking on agenda items only.
- IV. MANAGEMENT REPORT (IF ANY) – Resource Property Manager
- V. FINING AND APPEALS REPORT (IF ANY) – Resource Property manager
- VI. LEGAL ITEMS/REPORT (IF ANY) – Resource Property Manager
- VII. COMMITTEE REPORTS/DISCUSSIONS (IF ANY)
 - A. ACB Committee – Stephen Rideout
 - B. FINING & APPEALS Committee – Paul Foreman
 - C. WELCOME Committee – Carolyn Remol
 - D. SOCIAL Committee – Denise Peters – Waterslide party postponed until further notice
 - E. SAFETY & SECURITY Committee – Meenak Chairman
 - F. RE-CERTIFICATION of committee chairs and members
- VIII. OLD BUSINESS
 - A. SSL cert for website (approved) Renee & John & Kevin
 - B. Website backup (approved) Renee & John & Kevin
 - C. Gate pavers cleaned when landscaping completed (approved)
 - D. Framingham pine tree removal (approved) waiting permit
 - E. Do not feed alligator signs – (ordered) pond locations selected
 - F. Select location for installation of wood “bullards” conservation area (prevent off road vehicles from entering WH easement)
 - G. Framingham culvert repairs – bids requested
 - H. Storm Drains checked – completed July 16, 2020. Notified per request, “drainage system is open and functioning as designed.”
 - I. 12828 Castlemaine – Diseased Street Tree removal and replacement – homeowner selection complete?
 - J. Message board – possible water intrusion, musty and LED lights are not bright enough to illuminate sign at night.
 - K. Entry gate project – punch list Cornerstone
 - 1. Westhampton resin cast replacement - cracked 3/23
 - 2. Installation of DS plaque
 - 3. Landscaping (Davey, Fieldstone, Millennium, ASI quotes – REVIEW quotes in new business.

- L. Covenant Changes – proceed to member vote after COVID 19 restrictions lifted
 - 1. Nuisance Clause(s) - approved
 - 2. Irrigation Correction – approved
 - 3. Wetland/Upland/Conservation maintenance – approved
 - 4. Visibility/Section 18 – approved
 - 5. Removal of Nominating Committee – approved

IX. NEW BUSINESS

- A. Review landscaping proposals for gate entry:
 - 1. Fieldstone
 - 2. ASI
 - 3. Millenium
- B. Review landscaping maintenance contract proposals (WH & Shared) –
 - 1. Fieldstone
 - 2. ASI
 - 3. Millenium
- C. RESERVE STUDIES – WH and SHARED – John
- D. SHARED 2021 budget preparations – due August BOD meeting - John
 - 1. SHARED sidewalk maintenance/repair - 2021 budget
- E. WH 2021 budget preparations due August BOD meeting – John
 - 1. WH sidewalk maintenance/repairs – 2021 budget
- F. Homeowner HOA newsletter - WH FAQ's
 - 1. Hurricane Preparedness – Power outages, gate entry, lift station
 - 2. Homeowner communication – sign up on website
 - 3. Yard sign removals
 - 4. Picking up dog waste
 - 5. Illegal dumping in wetlands and conservation areas
 - 6. Watering days and times
 - 7. Reserve study findings

X. HOA MEMBER DISCUSSION

- A. Opportunity to recommend future agenda items

XI. NEXT BOD MEETING August 27, 2020. Location TBD

XII. ADJORN MEETING