

West Hampton Home Owners Association, Inc.

Board of Directors Meeting

October 22, 2020

14112 Lincolnshire Ct

Telephonic Conference Line

1-866-917-3866

Participant Code 2125727#

6:30 PM

AGENDA

- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – September 24, 2020
- 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 - 9/29/20
  - B. FINING & APPEALS Committee – Paul Foreman
  - C. WELCOME Committee – Carolyn Remol
  - D. SOCIAL Committee – Denise Peters - All community events (Back to school Waterslide, Fall Fest, Holiday Hayride) cancelled until further notice due to Covid pandemic.
  - E. SAFETY & SECURITY Committee – Meenak Chairman – Alligator warning signs installed. Locks installed on all equipment at gate.
  - F. RE-CERTIFICATION of committee chairs and members
- VIII. OLD BUSINESS
  - A. SHARED BUDGET 2021 - SH representative may have items to clarify
  - B. Review parkway tree trimming quotes – maintenance timelines
    - 1. All Weather Tree & Landscaping, Millennium, Bayside Tree
  - C. 12609 Stanwyck – APPROVED – Millennium to grind stump, replace sod.
  - D. Fence extension for right side of entry gate (one more section of black aluminum) Renee to contact Cornerstone for quote.
  - E. WH community signs cleaning & painting - Renee, need additional quotes other than Sankey Home Services.
  - F. Shared landscape - quotes to update landscape at Race Track & Reptron tabled until gate landscape is complete.
  - G. Gate pavers pressure washed – COMPLETED
  - H. Framingham pine tree removal – COMPLETED
  - I. Pinellas/Hillsborough County requires access to WH easement – NO TRESPASSING warning sign option to prevent off road vehicles from entering WH easement?
  - J. Framingham culvert repairs – received 2 quotes – Renee to request 3<sup>rd</sup> from engineering company.

- K. HOA common area boundary surveys – identity permanent markers for reference. APPROVED for rear area boundaries of two properties in question. Scott Fowler with Landmark Surveying.
- L. Entry gate project –
  - 1. Irrigation – assessment complete – review repairs needed
  - 2. Landscape - installation will begin once irrigation repairs completed
- M. Millennium Lawn, Landscape & Nursery landscape maintenance contracts (WH & Shared) COMPLETED – in effect as of November 1, 2020.
- N. Reptron roadway lines – Hillsborough County Maintenance # SR406644
- O. Homeowner HOA newsletter - WH FAQ's - Caroline
- P. 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. WH 2021 budget recommendations RPM review complete – Renee & John
  - B. WH Budget Meeting November 12, 2020. Matt Kuisle (Reserve Advisors) will attend via Zoom or telephonically.
  - C. 12913 Framingham – phase 3 tree removal – notify homeowner of phase 3 process
  - D. Force Main replacement – Framingham - Wetlands division of the EPC conducting review of wetland preservation area boundaries. This is a Hillsborough County project.
  - E. Complete beautification project – dead end Castlemaine – recommend vinyl fence (white or tan) to cover wooden fence.
  - F. Website overhaul/updates – no report at this time.
- X. HOA MEMBER DISCUSSION
  - A. Opportunity to recommend future agenda items
- XI. NEXT BOD MEETING: WH Budget Meeting November 12, 2020. Location TBD.
- XII. ADJORN MEETING