

**West Hampton Home Owners Association, Inc.**  
**Board of Directors Meeting, July 22, 2021, 6:30 pm**

14112 Lincolnshire Ct

RPM hosting by ZOOM

<https://zoom.us/j/94107091976?pwd=M2tiL0kyZXU4REo3RGJhaHUrazFiUT09>

Meeting ID: 941 0709 1976

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**BOARD MEETING AGENDA**

- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – June 24, 2021
- 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 – meeting held July 20, 2021
  - B. FINING & APPEALS Committee – Paul Foreman
  - C. WELCOME Committee – Carolyn Remol
  - D. SOCIAL Committee – Denise Peters
  - E. SAFETY & SECURITY Committee – Meenak Chairman
  - F. RE-CERTIFICATION of committee chairs and members
- VIII. OLD BUSINESS
  - A. County – HOA street trees – update from HC Natural Resources on site visit. HOA receive letter(s) to install street tree(s)? Global permit applied for? Homeowners notified, selection of STREET tree to be installed?
  - B. Fence extension, right side gate exit – flooded – water needs to recede before last piece installed.
  - C. Complete beautification project – dead end Castlemaine – Complete. Add plant and xeriscape materials in front of fence.
  - D. Standing water street repair – Stanwyck – Quotes requested from paving companies, may need engineer. Forecast January project completion.
  - E. Removal of Patriotic Displays – select date for removal of patriotic displays at gate entry and parkway light poles. Volunteers needed.

- F. Millennium – June – 2<sup>nd</sup> QTR change out of annual plants. Call box island still needs flowers, photo sent. Flowers at center gate island possibly eaten by wildlife, photo sent. Add podacarpus plant(s) at gate call box island, conceal pond equipment.
- G. Update gate photos for website.
- H. Covenant Changes – proceed to member vote
  - 1. Nuisance Clause(s) - approved
  - 2. Irrigation Correction – approved
  - 3. Wetland/Upland/Conservation maintenance – approved
  - 4. Visibility/Section 18 – approved

#### IX. NEW BUSINESS

- A. ACB to host Community event - tree, landscape and lawn maintenance event for WH homeowners. Vendors, Lawn Maintenance - care of St Augustine grass in Florida (mow, edge, blow, watering, weed & pest control) Kona ice truck, etc. Lift Station location.
- B. ACB – initiate process to implement xeriscaping option for landscape plant beds, the removal of St. Augustine grass as primary lawn is excluded. Update ACB rules and regulations for BOD approval.
- C. Crosswalk striping, 4 way stop, bus stop location – Stanwyck & Framingham intersection – obtain quotes
- D. Hillsborough County grants for HOA communities – apply for irrigation and tree grants. Collaborate with SH to apply at the same time.
- E. Restoration of Monument sign at Race Track - WH Shared expense – obtain quotes – forecast 2022
- F. Refresh mulch and grass area around tot lot playground – SH Shared expense – obtain quotes
- G. Refresh grass areas around crosswalk – beginning of curve, SH entrance #2, sidewalk ends – WH Shared expense – obtain quotes
- H. Refresh landscaping around monument and pond side at Racetrack – WH Shared expense – obtain quotes
- I. Solid Waste Management letter – Hillsborough County proposed changes to individual assessment in 2022.
- J. TECO 19% rate increase approved by the State – budget 2022 HOA electricity
- K. Gate Cams service update
- L. Groundlights at gate service update
- M. Castlemaine street tree removal/replacement storm damage
- N. Home owner input survey – RPM create platform, survey monkey plus comment section.
- O. NEWSLETTER – send RPM and WH website email database
- P. All Weather Tree – address any upcoming maintenance needed for conservation areas.
- Q. SH Workshop – Review of Shared Agreement. Tabled

#### X. HOA MEMBER DISCUSSION

- A. Opportunity to recommend future agenda items
- XI. NEXT BOD MEETING: August 26, 2021, by ZOOM or at Maureen B Guazza Library if room reservation restrictions are lifted.
- XII. ADJORN MEETING