

West Hampton Home Owners Association, Inc.  
Board of Directors Meeting August 26, 2021, 6:30 pm  
14112 Lincolnshire Ct  
RPM hosting by ZOOM

Join Zoom Meeting

<https://zoom.us/j/94107091976?pwd=M2tiL0kyZXU4REo3RGJhaHUrZFIUT09>

Meeting ID: 941 0709 1976      Passcode: 826352

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- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – July 22, 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 August 24 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? Email sent to Hillsborough County Natural Resources, verification of address(s) where street trees are required to be installed by the HOA. Waiting response.
  - B. Standing water street repair – Stanwyck – Review quotes received from paving companies, may need engineer. Forecast 2022 budget. Temporary repairs made by Stephen Rideout and volunteer homeowner to direct water flow down curbing to drains
  - C. Millennium – QTRly 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 podocarpus plant(s) at gate call box island, conceal pond equipment. Complete.
  - D. Update gate photos for website. Send photos to Kevin.
  - E. 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. October, when cooler.

- F. 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.
- G. Crosswalk striping, 4 way stop, bus stop location – Stanwyck & Framingham intersection, scheduled for 8/26.
- H. Hillsborough County grants for HOA communities – apply for irrigation and tree grants. Need to update community information with the office of neighborhood relations prior to submitting application.
- I. Castlemaine street tree removal/replacement storm damage.
- J. All Weather Tree – address any upcoming maintenance needed for conservation areas.
- K. NEWSLETTER – send RPM and WH website email database
- L. Restoration of Monument sign at Race Track - WH Shared expense – obtain quotes – forecast 2022 budget.
- M. Refresh mulch and grass area around tot lot playground – SH Shared expense – obtain quotes
- N. Refresh grass areas around crosswalk – beginning of curve, SH entrance #2, sidewalk ends – WH Shared expense – obtain quotes
- O. Refresh landscaping around monument and pond side at Racetrack – WH Shared expense – obtain quotes
- P. 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. Message board lighting out
- B. Wiring on exit gate not connected to phone line for remote access – quotes to permanently repair. Refer to construction company who performed gate remodel.
- C. Call box not working – Mozart found ant infestation, cleaned call box and supplied quote for replacement. BOD member Meenak Chairman completed cleanup of ant infestation and performed gate entry test: entry by remote, entry by call box number, entry by dialing phone number ALL working properly. No need for additional service by Mozart at this time.
- D. Kimball Electronics – request to share security services if interested.
- E. Proposed 2022 WH/SH Shared Agreement budget proposal sent to SH. Waiting for response.
- F. Schedule 2022 WH budget review with property manager
- G. HOA Insurance renewal with Webb insurance – new agent – signed – premium increase will be included in 2022 budget

- H. Mosquito fish project – Hillsborough County inspected our neighborhood and found there is no need to warrant another large mosquito fish drop into our lakes and ponds in 2021.
- I. Review Millennium service contracts
- J. Broken sprinkler repairs – 7/25 & 8/20
- K. WH July Qtrly assessment fee payment processing issues – provide update, no late fees should apply to those homeowners affected.
- L. Host Community Safety Event
- M. Home owner input survey – RPM create platform, survey monkey plus comment section. Tabled
- N. SH Workshop – Review of Shared Agreement. Tabled
  
- X. HOA MEMBER DISCUSSION
  - A. Opportunity to recommend future agenda items
- XI. NEXT BOD MEETING: September 23, 2021, by ZOOM or at Maureen B Guazza Library if room reservation restrictions are lifted.
- XII. ADJORN MEETING