

West Hampton Home Owners Association, Inc.
Board of Directors Meeting September 23, 2021, 6:30 pm
14112 Lincolnshire Ct
RPM hosting by ZOOM

Join Zoom Meeting

<https://us06web.zoom.us/j/81508742574?pwd=YzlxL200TjNLTjZRHhIM3U1Q28wdz09>

Meeting ID: 815 0874 2574

Passcode: 019033

One tap mobile

+13017158592,,81508742574# US (Washington DC) 13126266799,,81508742574#
+US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

Meeting ID: 815 0874 2574

- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – August 26, 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 September 21, 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. Wiring on exit gate not connected to phone line for remote access – quotes to permanently repair. Refer to Construction Company that performed gate remodel. Accurate Electronics service authorization signed for site visit.
 - B. Collection policy reviewed by attorney Mezer, copy for HOA.
 - C. Kimball Electronics – request to possibly share security services – BOD does not see need for added service or expense.

- D. Proposed 2022 WH/SH Shared Agreement budget proposal sent to SH. Waiting for response. SH requested dollar amount totals for each WH and SH based on percentages listed in shared agreement.
- E. County – HOA street trees – Email sent to Hillsborough County Natural Resources, verification of address(s) where street trees are required to be installed by the HOA. Waiting response.
- F. RPM to provide FAQ on payment processing options/instructions for HOA quarterly fees. Post to HOA website.
- G. Update gate photos on HOA website.
- H. 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.
- I. Hillsborough County grants for HOA communities – apply for irrigation and tree grants in October. Need to update community information with the office of neighborhood relations prior to submitting application.
- J. Castlemaine street tree removal/replacement storm damage. In progress.
- K. All Weather Tree – address any upcoming maintenance needed for conservation areas.
- L. NEWSLETTER – send RPM and WH website email database
- M. Restoration of Monument sign at Race Track - WH Shared expense – obtain quotes – forecast 2022 budget.
- 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. Host community safety event Spring 2022
- Q. Home owner input survey – RPM create platform, survey monkey plus comment section. Tabled
- R. 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. Millennium - determine cause of dead grass in areas where new sod installed – possible sprinkler issues.
- B. Stanwyck – emergency tree removal quote, Phase 3 determination.
- C. Family Fall Fest & Cornhole Tournament – November 6th.
- D. Holiday Hayride – December 17th
- E. Renewal of SSL certificate, post seal on HOA website
- F. Miami curbing issues on Stanwyck
- G. Riptide pressure washing quote
- H. SH Workshop – Review of Shared Agreement. Tabled

- X. HOA MEMBER DISCUSSION
 - A. Opportunity to recommend future agenda items
- XI. NEXT BOD MEETING: October 28, 2021, by ZOOM or at Maureen B Guazza Library if room reservation restrictions are lifted.
- XII. ADJORN MEETING