

**West Hampton Home Owners Association, Inc.**  
**Board of Directors Meeting October 28, 2021, 6:30 pm**  
**14114 Lincolnshire Ct**  
**RPM hosting by ZOOM**

Join Zoom Meeting

<https://us06web.zoom.us/j/81508742574?pwd=YzlxL200TjNLTEJzRHhIM3U1Q28wdz09>

Meeting ID: 815 0874 2574

Passcode: 019033

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- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – September 23, 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 October 26, 2021
  - B. FINING & APPEALS Committee – Paul Foreman
  - C. WELCOME Committee – Carolyn Remol
  - D. SOCIAL Committee – Denise Peters - Fall Fest update.
  - 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. Accurate Electronics service authorization signed for site visit.
  - B. Collection policy review, attorney to draft policy for WH HOA.
  - C. WH/SH Shared Agreement 2022 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. SH invoiced in November 2020 for 2021 quarterly payments into shared operating accounts. As of September 2021, SH has not transferred any funds into shared operating account for budgeted expenses, maintenance and reserves. SH has requested meeting. Date TBD.

- D. Stanwyck – emergency tree removal quote, Phase 3 determination.
- 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. Hillsborough County grants for HOA communities – apply for irrigation and tree grants in October. Apply for neighborhood mini grants – bat boxes.
- G. All Weather Tree – address any upcoming maintenance needed for conservation areas.
- H. Restoration of Monument sign at Race Track - WH Shared expense – obtain quotes – forecast 2022 budget.
- I. Refresh grass areas around crosswalk – beginning of curve, SH entrance #2, sidewalk ends – WH Shared expense – obtain quotes
- J. Refresh landscaping around monument and pond side at Racetrack – WH Shared expense – obtain quotes
- K. 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. Amazon Delivers – gate access solicitation
- B. New - Riptide pressure washing quote complete sidewalk from tot lot to SH entrance. Lift Station fence.
- C. Millennium – quarterly refresh, holiday flowers.  
Median grass at Reptron cut too low – leaving ruts from equipment.  
Removal of dead plants from median – around palm tree.  
Removal of dead plants next to monument, trim ligustrums.
- D. Message board entry side of gate.
- E. Phase 3 submission – 14107 Lincolnshire Ct
- F. Website posts –
  - 1. Updated About Us section – Caroline
  - 2. RPM FAQ – several options for payment processing of HOA quarterly fees.
  - 3. Complete phase 3 guidelines and application
- G. Holiday Hayride – December 17<sup>th</sup> – location lift station.

X. HOA MEMBER DISCUSSION

- A. Opportunity to recommend future agenda items

XI. BUDGET MEETING: November 4, 2021, by ZOOM

XII. NEXT BOD MEETING: TBD, by ZOOM or at Maureen B Guazza Library if room reservation restrictions are lifted.

XIII. ADJORN MEETING

