

**West Hampton Home Owners Association, Inc.  
Board of Directors Meeting October 25, 2022 6:30pm  
Maureen B Gauzza Library, 11211 Countryway Blvd**

**\*\*\*\*Due to Hurricane Ian, September 27, 2022 board meeting cancelled \*\*\*\***

- I. CALL TO ORDER
- II. PREVIOUS MEETING(S) MINUTES – AUGUST 2022
- 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
  - A. Tract A – playground mulch – SH
  - B. Ponds Repton – mowing around ponds – SH
  - C. Proposed 2023 SHARED budget sent to SH
- VII. COMMITTEE REPORTS/DISCUSSIONS (IF ANY)
  - A. ACB Committee – Stephen Rideout – September 2022
  - B. FINING & APPEALS Committee – Paul Foreman
  - C. WELCOME Committee – Stephen & Nikki Rideout
  - D. SOCIAL Committee – Denise Peters/Dave Naymick - Fall Fest. Holiday Hayride
  - E. SAFETY & SECURITY Committee – Meenak Chairman
  - F. RE-CERTIFICATION of committee chairs and members
- VIII. OLD BUSINESS
  - A. SWFWMD Storm water Drainage permit. CES Engineering – In progress.
  - B. Storm Drain replacement covers. CES Engineering – In progress.
  - C. Budget workshop meeting completed. Proposed 2023 budget provided to BOD for review. Proposed 2023 SHARED budget sent to SH by HOA attorney.
  - D. Millennium performance review. Monthly update. Pest Control (ant mounds), fertilizer, mowing/edging near pond(s) water line.
  - E. Pine straw bike path – reviewed options, request quote for sod replacement.
  - F. WH HOA Private Property/Trespass sign installation. Pending
  - G. Crosswalk striping and STOP bars: Repton/Stamwyck, Stamwyck/Framingham, Stamwyck/Castlemaine, Castlemaine/Lincolnshire. Scheduled OCTOBER 5<sup>th</sup>.
  - H. Sidewalks – community assessment completed. Approved/schedule date.
  - I. Street tree trimming – needs new quote from Stafford tree with updated proposal, need additional quote from All Weather Tree.
  - J. Street Signs – street name signs fading – review quote from AIO.

K. Covenant Changes – included in annual meeting packet. If approved, send to legal for inclusion in covenants.

1. Nuisance Clause(s) - approved
2. Irrigation Correction – approved
3. Wetland/Upland/Conservation maintenance – approved
4. Visibility/Section 18 – approved

IX. NEW BUSINESS

- A. Review WH proposed 2023 budget. Review any feedback from SH if provided. Budget meeting date set, November 14, 2022, prepare and send notice to homeowners.
- B. Call box, protection bollard, solicitation sign, landscaping damaged: struck by vehicle. Review quotes to repair, replace. Camera footage captured. HCSO incident report completed.
- C. Accurate electronics proposal
- D. Castlemaine tree interfering with sidewalk, addressed when sidewalk repairs scheduled.
- E. Millennium – Quarterly change of annuals due October
- F. Millennium – Review West Hampton HOA and West Hampton HOA SHARED Boulevard Maintenance Contract 1.1.2023
- G. Review of landscape maintenance contracts from two additional vendors.
- H. Fountain breaker replacement on order.
- I. Fountain lockbox new locks needed.
- J. Riptide pressure washing sidewalks, curbing, gate pillars as shown on map, entrance to community. Need final quote and date scheduled.
- K. Review any homeowner contact submission requests needing attention.
- L. Basketball goals vs sports equipment, covenants and ACB rules & regulations.
- M. Hurricane Preparedness – Gates, Lift Station, Debris cleanup
- N. Go Daddy – renewal, admin rights

X. HOA MEMBER DISCUSSION

- A. Opportunity to recommend future agenda items

XI. NEXT BOD MEETING: October 25, 2022, Maureen B Gauzza Library

XII. ADJORN MEETING