

<b>COMMUNITY</b>	<b>Hampton Hills Community</b>		
<b>DESCRIPTION</b>	<b>Board Meeting Minutes</b>		
<b>DATE</b>	<b>4/21/2014</b>		
<b>LOCATION</b>	<b>COMMUNITY CLUBHOUSE</b>		

<b>Topic Number</b>	<b><u>Meeting Minutes</u></b>
<b>1</b>	<ul style="list-style-type: none"> <li>• Call to Order: 7:15 pm by Brian Licata, All in favor</li> </ul>
<b>2</b>	<ul style="list-style-type: none"> <li>• Roll Call: Brian Licata and Brian Fein / Absent - Cara Levine</li> </ul>
<b>3</b>	<ul style="list-style-type: none"> <li>• February 17<sup>th</sup> 2014 Minutes: Waived</li> </ul>
<b>4</b>	<ul style="list-style-type: none"> <li>• Financial report presented and approved</li> </ul>
<b>5</b>	<ul style="list-style-type: none"> <li>• Old Business presented by Manager Charles Brown - See below for details</li> </ul>
<b>6</b>	<ul style="list-style-type: none"> <li>• New Business presented by Manager Charles Brown – See below for details</li> </ul>
<b>7</b>	<ul style="list-style-type: none"> <li>• Meeting Adjourned – 9:15 p.m.</li> </ul>
	<b><u>FINANCIAL REPORT / MANAGEMENT REPORT</u></b>
	<ul style="list-style-type: none"> <li>• Operating Account: \$166,119.65</li> <li>• Reserve Balance: \$413,253.69</li> <li>• In Collections: \$194,842.85</li> <li>• Account Receivable: \$44,404.04</li> </ul>

**Unfinished Business: Action Items**

<b>Topic Number</b>	<b>Description of action items</b>	<b>Tabled</b>	<b><u>Pending Meeting Date</u></b>	<b>Closed</b>
1	Insurance claim regarding lightning strike to the community gates, camera system and palm tree.		10/8/13	
2	Special assessment for community painting project – Limited proxy tally count – 60 proxies and 17 signatures was received. (77 total count received)		2/17/2014	
3	Exercise Bikes for gym / gym rubber floor matting installation.	1/20/14		
4	Comcast agreement / cancellation follow up	2/17/2014		
5	The board will speak to CSI and ask them to drop their percentage cost based on their contract agreement.	2/17/2014		
6	Damage stucco exterior wall repair - Board discussion		4/21/2014	

**Status values: New, Tabled, Pending and Closed.**

**New Business: Action Items**

<b>Topic Number</b>	<b>Description of action items</b>	<b>Tabled</b>	<b><u>Pending Meeting Date</u></b>	<b>Closed</b>
1.	The board will ask the attorney what will be the outcome if the board moved forward without the needed 51% for the townhouse pressure cleaning / painting project.		4/21/2014	

2.	Brian F. will draft a general letter for the homeowner's that has not turned in their special assessment proxy. Swift will provide the board with the tenants list so the names can be cross referenced based on the owners living on the property and the owners living away.		4/21/2014	
3	Brian L. motioned to approve 1 <sup>st</sup> Choice proposal for \$1,390.00 to complete repainting the parking and road strips in the community on the townhouse and condo sides and main entrance both sides of street. 2 <sup>nd</sup> by Brian F. all in favor.		4/21/2014	
4	Swift will contact the association insurance company (Innovated Insurance) and see if Brain Mamo can help us get a reply from the claims department regarding the claim that was put in on 10/8/2013 regarding the lighting strike to the community gates, camera system and palm tree.		4/21/2014	