

**Hampton Cove Owners Association
Board Meeting Minutes
August 17, 2009**

Location: HCOA 180 Hampton Town Centre, Suite F

Present: Blake Bentley, Reggie Spivey, Jose Sanchez, Lindsey Perry, Russ Beshirs, Robert Vigil, AJ Jattuso and Cindy Norton and Tracey Wright.

Blake Bentley called the meeting to order at 6:02.

Tommy Albright of Hall, Albright and Garrison CPA firm was present to review the Financial Status of the HCOA, the reports and to answer questions from the board. A variety of topics and discussions were covered including the use of "income tax basis", the development of a new report format for the board, and the parameters surrounding some of the dollars currently held by the board. The purpose of this was informational for the board as the organization moves into budgeting for 2010.

AJ Jattuso entered the meeting at 6:12.

Reggie left the meeting at 7pm.

Committee Reports was next on the agenda

Water & Land

Robert reported for the committee and anticipates a formal report from the Whippoorwill sub committee, and engineering studies for the waterfall soon.

Long Range Planning

Russ Beshirs submitted the attached report from the LRP committee reflecting a prioritization of "projects" community wide and a suggested timeline. This information was discussed in detail and it was agreed that some items like the ES landscaping would be moved up in the timeline. Russ and Robert made a motion for the director to execute an agreement to be sole sourced with Aqua Services to treat the primrose problem in all lakes but particularly Wren, Twelve Stones and Hauns. This agreement may exceed the 5K directors sealing. Motion passed.

Immediate Action Items for Director:

- Get two other engineering firms to give a recommendation on how to approach investigating the significance of the voids at the waterfall, and provide a recommended solution. In conjunction with Robert Vigil.
- Get a suggestion for how to improve the "esthetics" of the overflow of the twelve stones pond and execute if within the 5K Directors limit.
- Get additional quotes on several pond dredging to support committee
- Install street light type lights and the dock on Hampton Cove Lake to deter it from being used as a teenager hang out, and also post a sign per recommendation of HPD.
- Identify immediate needs locations to replace rotten crossties in Waterfall Island and replace by year end to the extent allowed in the budget.
- Execute staff irrigation plan for maintenance and improvement along HCW, and other identified areas of community.
- Provide written recommendation for muskrat control.

Operations Review

The most current list of expenditures for the build out was distributed.

Violation Numbers Update was presented indicating almost 800 violation notices sent to the community in the past 90 days. Tracey Wright submitted 3 homeowners for fining for failure to answer or correct violations. AJ made a motion to fine the three homeowners as presented, Jose seconded and motion carried.

AJ made a motion to allow the Director to employ temporary office help while looking for the right person to fill the Administrative position. Blake seconded, motion passed.

Architectural Review

AJ presented that we have two homeowners willing to give an easement for Hampton Cove signage: One in Arbor Woods at the corner of Little Cove Road and the E. Bypass and the other in Deford Mill Estates on Featherstone. Russ Beshirs made a motion for the director to be authorized to execute the legal requirements necessary to gain an easement for these signs. Jose seconded and the motion passed.

New Business

Cindy reported that the Greenway/LCR work is on the brink of being in Hampton Cove but has not yet begun the drainage work.

Motion to adjourn at 8:34 for executive session to consider employment issues.

Return to Regular Meeting approximately 8:50 and offer Tracy Wright Thie the position of Compliance officer for Hampton Cove, with the parameters described in the confidential offer letter. AJ made the motion and Jose seconded motion passed.