

Dunes at Southampton Homeowners Association

Annual Meeting Minutes

Date of Meeting: October 19, 2025

Location: Rogers Memorial Library and via Zoom

Meeting Start Time: 1:15 PM

Date Approved and Issued: October 22, 2025

Presiding Officer: Christopher A. Broich, President

Recording Secretary: (Vacant – position to be filled following the resignation of Ken Sisco)

Attendance and Quorum:

A quorum of the Board of Directors was present. Several residents attended in person and by Zoom. A roll call was taken at the beginning of the meeting.

Summary of Discussion and Actions:

1. The meeting was called to order by Christopher A. Broich at 1:15 PM. Technical difficulties with the Zoom link were noted and later resolved.
2. The Board reviewed the financial report, noting that accounts receivable had been reduced from \$50,000 to \$20,000.
3. The Board confirmed enforcement of a \$25 monthly late fee for dues or assessments more than 60 days past due. Legal fees incurred for collections may be charged to the delinquent homeowner, either hourly or as a percentage of the outstanding balance (20–30%).
4. A majority of attendees supported consistent enforcement of late fees for delinquent members.
5. After discussion, the HOA Board voted unanimously to:
 - Increase annual dues from \$2,000 to \$2,500 beginning in 2026.
 - Maintain the \$125 discount for full annual payment made in advance.
 - Increase the HOA transfer (flip) fee from \$2,500 to \$5,000, typically paid by the buyer at the sale and closing of a home.
6. The Board reaffirmed that financial hardship requests will be considered on a case-by-case basis. Consideration applies only when a homeowner has contacted the Board, arranged a payment plan, and is making good-faith monthly payments. The HOA will not pursue legal remedies while such payments remain current.
7. The Board discussed maintenance and capital improvements:
 - Annual landscaping costs are approximately \$72,000.
 - The tennis courts' resurfacing investment of approximately \$250,000 will be protected through proper maintenance and periodic repainting every five years.
 - The gate replacement project remains in progress, with plans to install a commercial-grade gate and connect it to a new streetlight power source at no added cost to the HOA.
 - Irrigation system repairs were completed successfully and the system is fully operational.

8. Proposed amenities, including a basketball hoop, synthetic putting green, and benches near the tennis courts, were discussed informally. No votes were taken; only privately funded options will be considered.

9. Village and infrastructure updates included ongoing monitoring of the proposed sewage treatment facility plans within Southampton Village. A Freedom of Information Law (FOIL) request has been submitted to review any related agreements. Discussion also included new streetlight installations, road paving, and brightness adjustments made by the Village.

10. The Board unanimously accepted the resignation of Ken Sisco as Board Secretary, with appreciation expressed for his years of service, time away from his family, and commitment to the HOA. The Secretary position will be filled by appointment.

11. The Board discussed updating the Association Bylaws to reflect modern practices, including electronic and Zoom meetings. A supermajority of members would be required for adoption.

12. The Board encouraged community engagement and invited volunteers to fill the open Board seat.

13. With no further business, the meeting was adjourned following closing remarks and acknowledgments.

Special thanks were extended to John Scagnelli for securing free trees and a streetlight for the HOA and for his continued advocacy on infrastructure matters.

Meeting adjourned.

Christopher A. Broich, President

Acting Secretary (Vacant)