



HOA OCTOBER 9, 2025, MEETING MINUTES

President, John Lindacher, called the meeting to order at 7:01 p.m.

He then led the residents present in the Pledge of Allegiance.

Secretary, Mariane Donner-Stone then called the role of board members. Present were John, Sandy Lehman, Sue Wolf, Mike Davis, Howard Korn and Sharon Guy. Also present and waiting to be sworn in was new board member, Debbie Raine.

Following the role call, John administered the Oath for Board Members to Debbie. here was a round of applause from those present. Welcome to the Hamptons HOA Board of Directors, Debbie!

John then proceeded to the talking points for the month by referring all present to the Power Point Presentation being shown on the monitors.

He announced that there will be a meeting of The Hamptons Organization Forum held on this coming Tuesday, October 14th in the Card Room at 1:00 p.m. All charities are welcome to have representatives attend.

He then asked for a round of applause to show appreciation for Woody and friends, who have been working hard to keep the coffee and donuts in supply for the meeting.

He reported that the Statutory Committee has submitted a request to Sun Communities for a meeting at the earliest mutually agreed upon time. The committee is made up of the four officers and one other director. Mike Davis will fill the fifth seat on the committee. Among the items to be discussed with be lot rent, the residents' wish list and clarification of areas of the new prospectus in order to obtain a stronger position on e t

John then moved on to address the subject that some residents want the board to deviate from Florida Statute 723 when/if the bylaws require amending, especially with regard to how officers are elected for the board of directors.

He then polled the board members individually asking each member if they would deviate from Statute 723 which governs manufactured home communities on leased land. The poll was unanimously No.

He asked then stated that past president, Frank Forant and past secretary Kathy Wright had amended the bylaws in the summer of 2025. There have been no changes to the election section of Statute 723 and therefore the bylaws are up to date with no changes required.

Marianne moved to: "Table making any amendments at this time, but to have the 2026 board make any amendments that might become necessary." Second by Sue. Motion carried unanimously.

The next subject was Community Improvements. John explained that a meeting with community manager, Todd Drew, to discuss how the HOA can join with Sun to provide new/improved amenities was held. Todd announced that the Vice President of Sun in charge of overseeing these things has told Todd that Sun will no longer partner with HOA's in their communities to do joint projects.

In the past the HOA contributed to the lighted stop signs, the big sign at the front of the park, and the speed sign to name a few amenities which were joint projects. Last year the board set aside funds to help with a grilling/picnic area which Sun was considering at that time or to help with any other improvements for the residents. Sun will not accept the funds for any improvements/projects.

The board discussed this news, and a few ideas have been put forth among them is one that everyone agreed would be a good idea. Mike moved to suspend dues/give each household a free membership and a voice in the HOA for 2026. Howard asked to amend the motion to read that dues for the 2026 year will be suspended for all households and that refunds will be provided to those who have paid 2026 dues. Sharon seconded the motion. The motion carried unanimously.

John then asked Howard to give the Treasurer's report. The report was given with Howard announcing that a \$30,000 CD will be taken out at South State Bank where the interest rate is greater than leaving funds in a checking account. Sandy moved to accept the report as given. Second was by Mike. The motion carried unanimously. The entire report is posted on the HOA portion of the bulletin boards in the exercise room.

Howard then asked to deviate from the agenda which would allow him to give his update on the Car Show event being held in February 2026. He reported that the date of the car show has been moved forward to February 1, 2026, because the Super Bowl will be held on February 15th. The organization meeting was well attended and several people have stated that they are willing to help. He has received very positive feedback about the upcoming event. He has a meeting with Stingray Chevrolet and is asking them to bring their 2026 Corvette which they are raffling off to the Car Show. They will sell tickets for the raffle and all visitors can see the gorgeous car up close and personal. He is also looking into a live radio broadcast at the show. Two residents provided radio stations who do live on-site broadcasts for him to contact.

Marianne gave a report on the 2025 Census and how it will affect any changes that a resident needs to have made to their listing in the current directory. An update to the directory, based on the completed census forms will be available in January 2026. If those present haven't completed a census form or they know of a neighbor or friend who hasn't, but need a change to be made there are forms on the small table by the office at this time. The form can also be used to withhold information from future directories.

She said that the form is also on the new HOA website and are available to be printed from the website. Completed Census Forms should be placed in the lower mail slot by the back door in the clubhouse.

The new store on the website will soon become active with a variety of items available. Please check the website often to see what's new on it.

John then asked if there were any changes/additions to the minutes for the September 2026 meeting. There being none, he asked for a motion to accept them as written. Sue moved to accept the minutes. Sandy seconded the motion. It carried unanimously.

The next item on the agenda was Resident Concerns. Sharon identified that information on the new resident visitor form asks for dates of birth for visitors. She has been in touch with Todd and a new form is being printed to indicate only whether a guest is an adult (over 18) or a minor (under 18). If you should have a guest before the new forms arrive, you only need to indicate Adult or Minor by their name.

Sun Communities also has a new census of their own which asks about changes for a resident. If you have had no changes to disclose, you only need to write across the form "On File" and return it to the office.

The board works on an ongoing timeframe with Sun about all concerns brought to our attention. If you have a concern, please put it in the top mailbox by the back door of the clubhouse.

Sue then gave the Welcome New Neighbors report. As of this meeting there are 423 HOA households that are members. She has called on most new households and 90% have joined the HOA. Todd is on vacation and has not yet provided the new resident information for September 2025 to the board, but she will be calling on them as soon as she receives Todd's report.

She then reported for the HOA's Tuesday Night Bingo event. Bingo has been well attended and the income and payouts meet the requirements by Florida State Law.

Sandy then reported on the upcoming election to be held in January 2026. There will be a sign-up sheet for volunteers to help with the election proceedings posted on the HOA portion of the Bulletin Board in the exercise room on November 1, 2025. Volunteers will be needed for the nominating committee, to serve as the check-in/verification teams (3 or 4 teams of 2 for 3 or 4 hours on election day), and to count the votes after the poll closes. She explained neither board members nor their significant other can serve on the committee and neither can a candidate nor their significant other.

Sandy then asked Carole Gilberti to stand and be recognized for baking cookies for the board meetings. Everyone responded with much applause because her cookies are delicious and this is no small job.

John then opened the meeting to questions from the floor.

Resident's questions concerned a quorum for annual meeting, the census forms, how a resident not elected is able to get on the board, clarification on the pass thru tax for residents, and why members do not vote on motions or have input on some motions. **See addendum from 11/13/25

Each question was answered by the board with clarification of the pass thru tax question provided by Dee Dee Korn who works for Polk County in that department. The board thanks Dee Dee for her expertise and for explaining how/why the pass thru tax works.

There being no other business before the board, John asked for a motion to adjourn the meeting. Motion by Sue to adjourn. Second by Howard. Motion carried unanimously.

Respectfully submitted,
Marianne Donner-Stone, Secretary.

**Addendum 11/13/25: Several residents spoke of reservations of no fees for 2026 membership.