

Carrington Place at Fleming Island Plantation Condominium Association, Inc.
Annual/Election Meeting
June 23, 2016

Minutes

The meeting was called to order at 6:02 pm., at the Amenity Center located at 2300 Town Center Blvd., by Donna Isley. A quorum was established.

Call of Roll and Certifying of Proxies:

Board Members Present: Donna Isley, Patrick Kirby, and Sam Horowitz; Kathy Melton represented The CAM Team. A quorum of members was not established as only fourteen (14) members were present either in person or by proxy. An unofficial meeting was held for those in attendance.

Minutes:

There were no unapproved minutes submitted for approval.

President's Report:

Donna Isley shared that a number of contracts were renegotiated over the past year and resulted in a savings to the community. A new landscape contractor was hired and a new maintenance company was hired (and is on the property three times a week versus two). A new pest control/termite bond contract was signed which saved approximately \$3,000. The Board approved pavers and outdoor ceiling fans.

Manager's Report:

Financial Report – As of May 31, 2016

Operating Account	\$ 115,822.07
Reserve Account	\$ <u>377,833.71</u>
Total	\$ 493,655.78

- Total Accounts Receivable: \$171,735.70. Total delinquencies over 90 days: \$159,171.89.
- Statements are mailed monthly and were last mailed on June 14th. Three accounts will be turned over to Ansbacher Law if payment is not received.
- Approximately 91% of delinquencies are currently with LM Funding. Eight units are currently with LM Funding.
- 2015-2016 Accomplishments:
 - New management company hired effective November 23, 2015
 - Assessments decreased by \$10.00 per month
 - Insurance appraisal completed and insurance cost decreased by \$4,500.00
 - New landscaper – Tree Amigos. Proposal for improvements received.
 - Cracks in sidewalks and pad in front of dumpster repaired
 - Gutter cleaning completed last month
 - Buildings pressure washed. Painting has started. Two buildings will be completed today. Doors will be painted at the end of the project.
 - Parking lot to be sealed and restriped once painting is completed.
 - Notice given to the current janitorial vendor. Ace Property Cleaning Services will start on the property July 1st.

Election of Directors:

As only three (3) owners expressed an interest in serving on the Board of Directors, an election was not necessary. The 2016-2017 Board of Directors will be: Donna Isley, Sam Horowitz, and Amelia Watford.

Unfinished Business:

- Attorney Glenn Taylor attending the meeting on behalf of unit owner Pete Baker, Unit 108. A stipulation agreement was presented to purchase the unit from LM Fundings/Business Law Group and to allow Mr. Baker to make payments directly to the Association until the account is paid off. A motion was made by Donna Isley to approve the stipulation agreement as presented. Sam Horowitz seconded. None opposed and the motion carried.

Open Forum:

- Unit 304 – The turf and bushes are doing better in front of the unit, but the owner is concerned with water run-off from the roof and standing water.
- Owners in attendance said that the painters are doing a good job, but that the pressure washing was somewhat disorganized. Painting of the underside of balconies was discussed.
- Carpenter bees have been noted at several units, including 303, 304, 607, and 608. Pest Xpress will be notified.

The next Board meeting is tentatively scheduled for Wednesday, September 21st at 6:00 pm.

Adjournment

All business being completed, the meeting was adjourned at 6:37 pm.

**A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2016-2017 are:

President:	Sam Horowitz
Vice-President:	Donna Isley
Secretary/Treasurer:	Amelia Watford

The term for each seat on the Board was established:

Seat 1 – Donna Isley	2 year term
Seat 2 – Sam Horowitz	2 year term
Seat 3 – Amelia Watford	1 year term

Amelia Watford 9/21/16