

**Carrington Place Condominium Association, Inc.**  
**Board of Directors Meeting**  
**April 5, 2016**

**Minutes**

The meeting was called to order at 5:35 pm., at the Amenity Center located at 2300 Town Center Blvd., by Donna Isley. A quorum was established.

**Present:** Rick Nelson, Donna Isley, Patrick Kirby, Cari Knapp, and Sam Horowitz; Kathy Melton represented The CAM Team.

**Minutes**

Patrick Kirby made a motion to waive the reading and to approve the January 27, 2016 Board Meeting minutes as written. Cari Knapp seconded. None opposed and the motion carried.

**Manager's Report:**

**Financial Report – As of March 31, 2016**

Operating Account	\$ 101,966.46
Reserve Account	\$ <u>370,069.31</u>
<b>Total</b>	<b>\$ 472,035.77</b>

- Total Accounts Receivable: \$195,916.54. Total delinquencies over 90 days: \$183,383.76.
- Statements were mailed March 7<sup>th</sup>. Several accounts have since been cleared up.
- Approximately 93% of delinquencies are currently with LM Funding. A check for \$13,540.76 was received for Unit 208 in February. The homeowner still owes for February/March/April. Unit 601 has been returned to the Association. The statutory amount was received by LM Funding, so the balance will be written off.
- A settlement offer for Unit 413 was accepted - \$15,500.00. LM Funding is awaiting payment and then the account will be turned back over to the Association.
- Lake Brown & Williams has completed the compilation for 2015. A copy is available to homeowners at no cost.
- Trash continues to be a problem on the property. Signs were installed stating that all trash must be placed inside the dumpsters.
- Minor repairs have been completed on the property: stones replaced, light fixture replaced, and trim reattached.
- A termination notice was given to SCD, who provides janitorial services on the property. Effective July 1<sup>st</sup>, ACE Property Cleaning Services will take over.

**Old Business:**

- Landscape Contractor – The Tree Amigos took over servicing the property March 1<sup>st</sup>. The entire property has been detailed. Quotes have been requested to address several issues.
- Dumpster Pad & Concrete Repairs – Completed. The dumpsters were moved back yesterday. The concrete is going through the curing stage, but should be consistent in appearance with the other concrete on the property.
- Unit 103 Status – The homeowner's offer was declined by the Board, and no other offer was submitted to LM Funding. The Association's foreclosure is progressing. The next step is to set a hearing date, and a sale date would then be set 30-60 days from the date of that hearing.

- Pricing was received from several attorneys for collection of past due assessments: Mankin Law Group, Ansbacher Law, Crabtree Law Group, and Sean Murrell Law. Donna Isley made a motion to work with Ansbacher Law. Patrick Kirby seconded. None opposed and the motion carried.
- After discussion, the proposal from All Access Security to install cameras at the dumpsters (\$2,483.47) was tabled.
- The insurance appraisal was received from Moody Appraisal. The appraisal replacement value of the buildings is less than the amount the buildings are currently being insured for. Herbie Wiles Insurance Agency has been contacted and the insurance premium should decrease. The agent is waiting on a response from the insurance carrier.
- Three proposals were received for painting/pressure washing:
  - Leister Construction - \$58,590.29
  - Stonebridge Construction Services - \$43,775.00
  - JaxHandyman - \$78,000.00.

A motion was made by Patrick Kirby to approve the proposal from Stonebridge Construction Services pending confirmation of the number of doors per building, type of paint to be used, and number of coats to be applied. Rick Nelson seconded. None opposed and the motion carried.

#### **New Business:**

- Republic Services provided an updated proposal for trash services. The new three year contract decreases the base rate from \$1,282.08 to \$998.00 per month, and the annual rate hikes would be limited to 10% per year. After discussion, the Board tabled the proposal and a suggestion was made to request bids from other companies, as well.
- A proposal was received from Rogers Pavement Maintenance to make repairs (\$1,000.00), seal the parking lot (\$7,400.00), and re-stripe and number the parking spaces (\$2,200.00) - \$10,600.00. The Board requested additional bids. A motion was made by Rick Nelson to approve the paving project up to a maximum cost of \$10,600.00. Sam Horowitz seconded. None opposed and the motion carried.
- A gutter cleaning proposal was received from AA Gutters to clean the gutters on all the buildings - \$1,650.00. A motion was made by Donna Isley to approve the proposal. Patrick Kirby seconded. The motion carried with Donna Isley, Patrick Kirby, and Cari Knapp in favor, and Rick Nelson and Sam Horowitz opposed.
- The owner of Unit 313 asked the Board to review charges posted to her account concerning emergency plumbing repairs in 2014 and 2015. The available invoices were reviewed. The matter was tabled so that additional information could be obtained.
- Police have been called to deal with several issues at Unit 114. The Board requested that a nuisance letter be sent to the owner. Residents are also encouraged to utilize the Speak Up section on the CCSO website to report nuisance issues, and to call the non-emergency number for the Sheriff.
- The Board discussed issuing decals to residents. The matter was tabled.
- The Board discussed approval of ARC requests when owners are past due in their assessments. The documents do not address this issue, so the Board may not decline a request based on a homeowner's past due status.

#### **Open Forum:**

- Noni Mayer, Unit 106, recently had her dryer vent cleaned and a flap needs to be added to the vent on the roof. A vendor will be contacted to correct this issue.
- Alvin Hinders, Unit 304, submitted an ARC request prior to the meeting to install a ceiling fan on his patio. The Board will review his request after receipt of pictures of the fan and information about the contractor he will be using. He would also like the Board to approve a style of stepping stones.

- Pete Baker, Unit 108, asked the Board to consider buying back his account from LM Funding and allowing him to make payments directly to the Association going forward.

The next Board meeting will be the Annual Meeting. Management will send available dates for late June and early July so that the Board can select a date for the meeting.

**Adjournment**

All business being completed, Donna Isley made a motion to adjourn the meeting. Patrick Kirby seconded. None opposed and the meeting was adjourned at 7:59 pm.

Amelia Wajed 9/21/14