

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
February 6, 2017

Minutes

The meeting was called to order at 6:03 pm. at the Amenity Center, located at 2300 Town Center Blvd., by President, Sam Horowitz. A quorum was established.

Present: Sam Horowitz, Donna Isley, and Amelia Watford; Kathy Melton and Carla Guzman represented The CAM Team.

Minutes

Donna Isley made a motion to waive the reading and to approve the October 17, 2016 Budget Meeting minutes as written. Sam Horowitz seconded. None opposed and the motion carried.

Manager's Report:

Financial Report – As of January 31, 2017

Operating Account	\$ 156,758.72
Reserve Account	\$ <u>346,570.51</u>
Total	\$ 503,329.23

- Total Accounts Receivable: \$122,311.75. Total delinquencies over 90 days: \$115,854.88.
- Coupon books were mailed out in December. Statements were mailed today. Five final collection letters were sent. The Board approved turning the accounts over to the attorney on February 20th if payment is not received.
- Approximately 75% of delinquency balance is currently with LM Funding.
- Unit 105 is in collections with Mannkin Law. The Board approved a payment plan that the homeowners requested that will have the account paid in full in twelve months.
- Unit 510 was foreclosed on by the Association/LM Funding. A locksmith was hired to change out the locks so that the condition of the unit could be assessed. LM Funding will be cleaning out the unit and will then place a tenant in the unit. Once a tenant is in place, the Association will receive monthly assessments going forward.
- Unit 615, with LM Funding, was foreclosed on by the bank. The bank was entitled to Safe Harbor. The unit has been turned over to the Association. The past due balance will be written off, and the Association will receive February assessments.
- Currently there are three units with LM Funding, with two of those being in the Association's name.
- Christ's Church cut back all of the growth along the fence line by Buildings 5 and 6. A repair was completed to the fence by Handyman Vince.
- HomeTeam Pest Defense started pest control services mid-January.
- Positive feedback has been received for the projects completed during 2016: painting/pressure washing, parking lot sealing/restriping, and the hiring of a new landscape contractor - TLC.

Old Business:

- Landscape Contractor – An update was provided by Jim Hawkinson with TLC.
 - Repaired drainage at Building 3.
 - Repaired an irrigation valve and adjusted some head placement to improve coverage.
 - Rounded off the edges of the shrubs.
 - Installed plants to replace ones that had failed or were failing.

- Mulched the property.
- Pruned the palms.
- Replace lawn areas that could not be recovered and looked bad.
- Planned projects to be completed soon include:
 - Cutting back the holly trees to a consistent manageable height of 8-9 feet. They will fill back in during the spring and summer.
 - Cut back the crepe myrtles using the “progressive cut” technique to create a tree canopy with foliage in the 8-12 foot zone.
 - Grow grass in where it was damaged in the past
 - Grow jasmine in to fill the islands.
- Cameras – There have been several issues with the cameras. Comcast did not bill the Association and then cut off the internet. Everything is operational now and the cameras are working properly and recording.
- The website is up and running – www.carringtonplacecondos.com Residents are encouraged to visit the website for meeting dates and updates.

New Business:

- The trash contract is up for renewal in August. Proposals will be requested for the Board’s consideration.

Open Forum:

- Al Hinders (Unit 304) is pleased with the work the new landscape company is doing. They are a little more expensive but are worth it. Fill dirt needs to be installed by the magnolia at Unit 304.

Next Board Meeting

The date of the next Board Meeting is to be determined. The Board discussed holding a Board meeting in early April, the Annual Meeting in late June, and the Budget Meeting in October or November.

Adjournment

All business being completed, Sam Horowitz made a motion to adjourn the meeting. Donna Isley seconded. None opposed and the meeting was adjourned at 6:41 pm.

*Amelia Watson
4/3/17*