

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
April 3, 2017

Minutes

The meeting was called to order at 6:08 pm. at the Amenity Center, located at 2300 Town Center Blvd., by President, Sam Horowitz. A quorum was established.

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

Excused: Donna Isley

Minutes

Sam Horowitz made a motion to waive the reading and to approve the February 6, 2017 Board Meeting minutes as written. Amelia Watford seconded. None opposed and the motion carried.

Manager's Report:

Financial Report – As of February 28, 2017

Operating Account	\$ 151,263.21
Reserve Account	\$ <u>350,716.20</u>
Total	\$ 501,979.41

- Total Accounts Receivable: \$100,895.36. Total delinquencies over 90 days: \$90,937.73.
- Statements were mailed out on March 2nd. One account has been forwarded to Ansbacher Law for collection. Four new accounts approved at the last meeting will be sent this month.
- Approximately 65% of the delinquency balance is currently with LM Funding.
- Unit 510 was foreclosed on by the Association/LM Funding. A tenant was supposed be placed in the unit, however a mortgage foreclosure has been filed by the bank.
- It was reported at the February meeting that Unit 615 was turned back over to the Association. Monthly payments are being made.
- Unit 105 is in collections with Mankin Law. The Board approved a twelve month payment plan.
- Landscape upgrades have been completed.
- A suggestion to paint the camera pole was received from a homeowner.

Old Business:

- Parking/Towing
 - A motorcycle continues to violate the parking rules. A letter will be sent, and ASAP Towing will be contacted to tow the motorcycle if the violation continues.
 - A vehicle with commercial markings was given an accommodation to allow it to remain on the property provided it is covered at all times. If the resident does not comply, the matter will be turned over to the attorney and mediation will be requested.

New Business:

- Satellite Dish Policy – The Board discussed formulating a satellite dish policy for the community. The attorney will be contacted to confirm that requiring the submission of an ARC form for a satellite dish does not constitute an unreasonable delay.

- Landscaping Violations – Violations, including plants in the common areas and on the sidewalk, were discussed. Letters will be sent to the homeowners. Aztec grass that was cut by a resident will be replaced, and the charges will be applied to the owners account.
- Gates for Dumpsters – The Board requested proposals to change out the gates at the dumpster enclosure.
- Bicycles – Tags will be placed on the bicycles in the bicycle rack requesting that the owner contact Management. Several bicycles appear to have been abandoned. Residents will be given thirty (30) days to respond. The Board is considering possible changes to the Rules and Regulations concerning bicycles.

Handyman Vince will be contacted to replace several stones that have fallen off of Building 5.

The Board discussed whether the buildings should be pressure washed every eighteen months or every two years. The matter was tabled until the next meeting.

Open Forum:

- Maureen Borner (Unit 608) is concerned that people are not cleaning up after their pets in the common areas, especially by Building 5.
- Al Hinders (Unit 304) shared that motorcycles should have a kickstand plate or they could damage the asphalt.

Next Board Meeting

The Annual Meeting will be scheduled for late June or early July.

Adjournment

All business being completed, Amelia Watford made a motion to adjourn the meeting. Sam Horowitz seconded. None opposed and the meeting was adjourned at 7:17 pm.

Handwritten signature of Amelia Watford in cursive script.