

Carrington Place at Fleming Island Plantation Condominium Association, Inc.
Annual/Election Meeting
June 28, 2017

Minutes

The meeting was called to order at 6:00 p.m., at the Fleming Island Splash Park located at 1510 Calming Water Drive by Sam Horowitz. A quorum was established.

Call of Roll and Certifying of Proxies:

Board Members Present: Sam Horowitz, Donna Isley, and Amelia Watford; Kathy Melton, CAM and Carla Guzman represented The CAM Team. A quorum of members was not established. An unofficial meeting was held for those in attendance.

Minutes:

A motion was made by Donna Isley to waive the reading and to approve the minutes from the April 3, 2017 Board Meeting. Sam Horowitz seconded. None opposed and the motion carried.

President's Report:

Sam Horowitz reported that overall the community is under control and heading in a good direction. Donna Isley shared that there have been issues with landscaping, but hopefully they will be overcome and the property will look better. Units have been selling.

Manager's Report:

Financial Report – As of May 31, 2017

Operating Account	\$ 161,460.89
Reserve Account	\$ <u>363,163.96</u>
Total	\$ 524,624.85

- Total Accounts Receivable: \$87,225.91. Total delinquencies over 90 days: \$80,902.35.
- Statements are mailed monthly and were last mailed on June 20th. Four accounts are currently with Ansbacher Law. The Board receives weekly reports.
- Approximately 65% of the delinquency balance is currently with LM Funding. Two units remain with LMF: one is in the Association's name (the bank foreclosure is progressing) and the other is in bankruptcy.
- Unit 105 was in collections with Mankin Law. A payment plan was approved in April. The owners have now made payment in full. A check was received today for \$7,875.00.
- The holly bushes were trimmed per the template agreed to by the Board. The leaves are starting to fill in.
- The camera pole has been painted.
- Any maintenance issues should be reported to Management.

Election of Directors:

An election was not necessary as only one Intent to Be a Candidate form was submitted. The 2017-2018 Board of Directors will be: Sam Horowitz, Donna Isley, and Amelia Watford.

Unfinished Business:

- Landscaping
 - A proposal for sod has been requested. There are some areas that will be the responsibility of TLC to replace.
 - The bushes need to be cut back from around the AC units.
 - The Lighthouse Apartments need to trim their side of the fence.
- Pressure Washing - The Board requested proposals for pressure washing.
- Dumpster Gate Enclosure – A proposal was received from Leister Construction to install new gates on the dumpster enclosure and to install stop posts at the back of the enclosure - \$8,255.67. The proposal was tabled and the Board asked for more information about the gates and hinges. Additional bids will be requested.
- Parking
 - A proposal was received from Rogers Pavement Maintenance to paint “RESERVED” on each numbered spot - \$1,590.00. The proposal was tabled as the Board felt that it was not necessary at this time.
 - Parking spaces are identified on the estoppel when a unit is closing, as well as in the welcome letter that is sent to the new owner.
- Roof Repair – A proposal was received from Roof It Right to repair the roof at Unit 611 - \$975.00. The Board approved the proposal

Open Forum:

- Unit 304 – The owner expressed concern about the landscapers damaging the turf with the zero turning radius mowers. The crew is edging too far in which causes mud to be thrown on the patio. There are several areas of sod that are unhealthy, and possibly have cinch bugs.
- Unit 608 – The homeowner reported that there are carpenter bees at her unit. Pest Xpress will be notified.
- Signage and items on patios, such as plants, were discussed. The Board will discuss revising the Rules and Regulations at a future meeting.

The next Board meeting will be the Budget Meeting. Date is to be determined. Notice will be mailed to homeowners fourteen days in advance of the meeting.

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 7:03 p.m.

**A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2017-2018 are:

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

