

**Carrington Place Condominium Association, Inc.**  
**Board of Directors Meeting**  
**February 28, 2018**

**Minutes**

The meeting was called to order at 6:32 pm. at the Fleming Island Splash Park located at 1510 Calming Water Drive, by President, Sam Horowitz. A quorum was established.

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

No homeowners were present.

**Minutes**

Amelia Watford made a motion to waive the reading and to approve the minutes from the November 17, 2017 Budget meeting minutes as written. Donna Isley seconded. None opposed and the motion carried.

**Manager's Report:**

**Financial Report – As of January 31, 2018**

Operating Account	\$ 186,955.98
Reserve Account	\$ <u>360,645.63</u>
<b>Total</b>	<b>\$ 567,601.58</b>

- Total Accounts Receivable: \$83,662.10. Total delinquencies over 90 days: \$78,181.65.
- Statements were mailed out on February 2<sup>nd</sup>. Two accounts are currently with Ansbacher Law. One homeowner is in bank foreclosure, and the other is on a payment plan that should be paid in full by July 2018. The Board receives weekly reports from Ansbacher Law.
- Approximately 77% of the delinquency balance is currently with LM Funding. Two units remain with LMF: One is in the Association's name (the bank foreclosure of the previous owner is progressing), while the other homeowner is in bankruptcy.
- The pumps for the parking area have been replaced.
- The trees along Marsh Hawk Lane were cut by the county. The manager of the Lighthouse Apartments understands that the land across from them is part of their property.
- There have been two new owners since the November meeting – Units 109 and 216. Unit 613 is under contract and an estoppel has been requested. Unit 114 is under contract, as well.
- All maintenance issues should be reported to Management.

**Old Business:**

- Landscape Contractor
  - The Board requested proposals from TLC for the next meeting, including sod, ground cover, and replacement of dead plants.
  - TLC will be reminded to keep plants cut back around the AC units.
  - The crape myrtles need to be trimmed.
  - The woody area by the bike rack needs attention. The plants are leaning over the water meters. TLC will be contacted for their suggestions as to what can be done to improve this area.

- **Dumpster Doors**
  - A proposal from Leister Construction to replace the dumpster doors and to install stops was approved at a previous meeting - \$8,353.42. As the proposal was provided several months prior to the meeting, Management was notified that the pricing increased to \$9,591.77 due to an increase in material costs.
  - A second proposal was received from JaxHandyman with three options:
    - Replace both sets of doors with a style similar to the current doors - \$2,000.00.
    - Install one single door (not recommended by the contractor) - \$2,000.00.
    - Install chain link gates with privacy mesh - \$1,650.00.

Donna Isley made a motion to approve Option 1 from JackHandyman. Sam Horowitz seconded. None opposed and the motion carried.

- **Pressure Washing** – Pressure washing of the community has been completed. The algae inhibitor product that was to be applied to the buildings could not be used on the siding. All other areas were treated.

**New Business:**

- **Collections** – The Board reviewed two past due accounts and approved turning the accounts over to Ansbacher Law for collection. An additional account will be monitored and forwarded if a payment is not received by March 5<sup>th</sup>.
- **Addition to Rules and Regulations** – Proposed changes to the Rules and Regulations were discussed. Management will forward a revised copy with the proposed changes for Board approval. A meeting will be scheduled for final approval of the revised Rules and Regulations.

**Open Forum: None**

**Board Meeting Schedule (Pending confirmation of Splash Park availability):**

- April 11, 2018 – 6:30pm – Approval of Revised Rules and Regulations
- July 11, 2018 – 6:30pm – Annual Meeting of Members
- October 17, 2018 – 6:30pm – Budget 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 7:40 pm.

