

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
April 11, 2018

Minutes

The meeting was called to order at 6:30 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.

Homeowners Present: Maureen Borner and Vern Allen

Minutes

Donna Isley made a motion to waive the reading and to approve the minutes from the February 28, 2018 Board of Directors meeting. Sam Horowitz seconded. None opposed and the motion carried.

Open Forum: The Open Forum was taken out of order and will be moved to the front of the agenda going forward.

An owner asked about the policy for storing bikes on patios. The revised Rules and Regulations are being approved at the meeting tonight allowing for bikes to be stored on patios/balconies. A receipt was presented for reimbursement for a leak at the homeowner's water meter. The owner requested a copy of the year-end financials. Management will mail a copy of the report as soon as it is received from Lake Brown Williams CPAs.

Manager's Report:

Financial Report – As of March 31, 2018

Operating Account	\$ 197,135.56
Reserve Account	\$ <u>390,459.94</u>
Total	\$ 587,595.50

- Total Accounts Receivable: \$86,858.14. Total delinquencies over 90 days: \$79,045.03.
- Statements were mailed out on April 10th. Four accounts are currently with Ansbacher Law (two accounts were sent in February). One homeowner is in bank foreclosure, and the other is on a payment plan that should be paid in full by July 2018. One additional account was turned over this month. The Board receives weekly reports from Ansbacher Law.
- Approximately 79.3% 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.
- Issues with the light poles have been corrected.
- A leak at Unit 410 caused water damage to Unit 402. There was a hole in the washing machine line. The owner and property manager were contacted and remediation is being done on both units. The owner is aware that the expense is his responsibility.
- There has been one new owner since the February meeting – Unit 613.
- All maintenance issues should be reported to Management.

Old Business:

- Landscape Contractor
 - Management will contact TLC to see if the crape myrtles can be cut back at this point in the year. The Board is concerned that the plants are encroaching on the buildings and roofs.
 - A quote was requested to replace dead plants, ground cover, and sod throughout the community. A proposal is expected by the end of the week.
 - The Board approved two landscape enhancement proposals:
 - Replace the iris plants with flax lilies at Units 614 & 606 - \$400.00.
 - Cut back the trees and define the bed edge in the wooded area to the left of Building 5 by the bike rack - \$300.00.
 - TLC will be reminded to keep plants cut back around the AC units. Management will inquire as to whether a growth inhibitor can be used.
- Dumpster Doors – The dumpster doors were replaced by JaxHandyman.
- Collections – No additional accounts were presented for approval to send to the attorney for collection.

New Business:

- Approval of changes to Rules and Regulations – Notice of this meeting and copy of the proposed changes to the Rules and Regulations were mailed to each owner of record. There was no discussion from the floor. Amelia Watford made a motion to approve the revised Rules and Regulations as presented. Donna Isley seconded. None opposed and the motion carried.
- Decals – The Board discussed issuing decals to help monitor residents parking in numbered spaces not assigned to their unit. In addition, decals could help with identifying people who are leaving items at the dumpster. The Board tabled the matter.

Board Meeting Schedule (Splash Park):

- 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 7:30 pm.

Amelia Watford