

**Carrington Place at Fleming Island Plantation Condominium Association, Inc.**  
**Annual/Election Meeting**  
**July 18, 2018**

**Minutes**

The meeting was called to order at 6:30 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 represented The CAM Team. Proof of Notice was provided showing that notice of the meeting was mailed out in accordance with the Association's documents and Florida Statutes. A quorum of members was not established. An unofficial meeting was held for those in attendance.

**Minutes:**

A motion was made by Amelia Watford to waive the reading and to approve the minutes from the April 11, 2018 Board Meeting. Sam Horowitz seconded. None opposed and the motion carried.

**President's Report:**

Sam Horowitz shared that the Association is in good financial shape, and he thanked Rick Nelson for the work done prior to his joining the Board. The grounds are improving. He would like to see greater participation from the homeowners during the quarterly meetings. In addition, he would like to see the size of the Board increased to five members.

Donna Isley stated that she is not happy with the landscaping contractor right now, and that the condition of the grounds is a major issue. Amelia Watford concurred with these statements.

**Manager's Report:**

**Financial Report – As of June 30, 2018**

|                   |                      |
|-------------------|----------------------|
| Operating Account | \$ 204,319.90        |
| Reserve Account   | \$ <u>405,207.95</u> |
| <b>Total</b>      | <b>\$ 609,527.85</b> |

- Total Accounts Receivable: \$95,524.18. Total delinquencies over 90 days: \$85,251.58
- Statements are mailed monthly and were last mailed on July 6<sup>th</sup>. Four accounts are currently with Ansbacher Law. One account is in foreclosure with the bank and the sale is set for July 23<sup>rd</sup>. The Board receives weekly reports.
- Approximately 81% of the delinquency balance is currently with LM Funding. Two units remain with LMF: One unit was purchased at a bank foreclosure sale in June and the new owner has been instructing to contact LMF. The other unit is in bankruptcy.
- There have been eight new owners since the April meeting (Units 107, 304, 312, 314, 410, 414, 508, and 602).
- There was an issue with the light pole between Buildings 1 and 2. Clay Electric cannot maintain the light. The lightbulb has been replaced.

- A roof issue at Unit 116 has been repaired, and Unit 510 had a leak at the washing machine connection that caused water to go in the unit below (the owner of Unit 510 will be responsible for repairs).
- The Budget Meeting will be held on October 17<sup>th</sup> at the Splash Park.
- All maintenance issues should be reported to Management.

**Election of Directors:**

An election was not necessary as only two Intent to Be a Candidate forms were submitted. The 2018-2019 Board of Directors will be: Sam Horowitz, Donna Isley, and Amelia Watford.

**Open Forum:**

- A homeowner shared that several screens in the community have holes and/or tape on them. Screens are a homeowner responsibility. Violation letters will be sent. The homeowner does not feel that the grounds are better and that the landscape crew is doing shoddy work. There is a swampy area in the vicinity of her unit that needs to be addressed.
- Unit 608 – The homeowner requested that additional bushes be planted in the flower beds at her unit.
- A homeowner asked for help addressing excessive noise from the unit above hers.

**Unfinished Business:**

- Signs – Signs will be ordered for the dumpster area that state that the area is under video surveillance.
- Ponds – There is a lot of algae on the pond. The CDD has been notified and they are addressing the issue.
- Republic Services – The driver is not getting out of the truck to secure the gates. Management will notify the Association’s representative.
- Carpenter Bees – A quote has been requested from Pest Xpress to take care of carpenter bees on the property. Foam can be put in the hole once the carpenter bees have been removed.
- Fascia – Stonebridge Construction will be contacted to see what paint was used on the fascia at the roof line. Several areas are peeling and the metal is showing.
- Payment Plan Request – A homeowner in collections has asked for a payment plan through the attorney. A motion was made by Sam Horowitz to counter the proposed payment plan submitted asking for a minimum payment of \$400.00 per month through the end of the year and the payment increasing to \$1,000.00 per month starting the first of next year. Amelia Watford seconded. None opposed and the motion carried.
- Landscape Proposals – Three landscape proposals have been received:
  - Trimac Outdoor - \$26,300.00/year
  - Total Lawn Care (TLC) - \$18,204.00/year
  - Landscape Remedies - \$26,200.00/year

The Board requested references for Landscape Remedies. Several other landscape contractors were recommended by those in attendance so additional bids will be requested. The matter was tabled for a future meeting.

- Bikes – Bikes left in the bicycle rack will be tagged as several appear to be abandoned. Owners will be asked to contact Management within thirty (30) days or the bikes will be disposed of.

#### **Adjournment**

All business being completed, Sam Horowitz made a motion to adjourn the meeting. Amelia Watford seconded. None opposed and the meeting was adjourned at 8:19 p.m.

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\*\*A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2018-2019 are:

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

*Amelia Watford 10/25/18*