

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
January 17, 2019

Minutes

The meeting was called to order at 6:31 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

Minutes

Sam Horowitz made a motion to waive the reading and to approve the minutes from the October 25, 2018 Budget Meeting. Amelia Watford seconded. None opposed and the motion carried.

Open Forum:

Maureen Borner commented that the new landscapers have done a good job, and requested that the sprinklers in the mulched area at her unit be checked.

Manager's Report:

Financial Report – As of December 31, 2018

Operating Account	\$ 196,154.85
Reserve Account	\$ <u>436,828.15</u>
Total	\$ 632,983.00

- Total Accounts Receivable: \$56,481.92. Total delinquencies over 90 days: \$52,204.91.
- Statements were mailed out on January 12th and are mailed monthly. Two accounts are currently with Ansbacher Law. The Board receives weekly reports from Ansbacher Law. Accounts are reviewed regularly to determine if attorney action is needed.
- Approximately 61.8% of the delinquency balance is currently with LM Funding. One unit remains with LMF and is in bankruptcy. The new owner who purchased a unit at a bank foreclosure sale in June has settled with LMF and the unit has been turned back over to the Association.
- There have been three new owners since the October meeting – Units 107, 301 & 504.
- Several dead trees were removed by the pond. A magnolia tree was removed by Building 4 and a dead tree removed by Building 1.
- The washout by Building 1 was not caused by an irrigation leak and could possibly be caused by an issue from the apartment complex's irrigation. Sod was replaced by Landscape Remedies at no cost and they are monitoring the situation.
- The property has been mulched.
- Management is currently monitoring parking by the dumpsters. The first three spots need to be kept clear. If any issues arise, the area will be striped. Management is also working with Republic Services to make sure that dumpsters are pushed in all the way and that the dumpster doors are closed properly.

- Carpenter bee holes have been treated throughout the property and have been sealed. Please let Management know if you see any carpenter bees.
- All maintenance issues should be reported to Management.

Old Business:

- Landscape Contractor – The new landscape contractor, Landscape Remedies, is doing a good job in the community.
- Attorney Payment Plan – A motion was made by Sam Horowitz to accept a payment plan requested by a homeowner currently with Ansbacher Law and that the Association will move forward with foreclosure if the homeowner defaults. Donna Isley seconded. None opposed and the motion carried.

New Business:

- Pressure washing – Two bids were received to pressure wash the buildings, patios, sidewalks, fences, dumpster area, entry signs, and mailbox area:
 - Stonebridge Construction – \$10,765.00
 - JaxHandyman – \$11,150.00

A motion was made by Donna Isley to approve the JaxHandyman proposal. Sam Horowitz seconded. None opposed and the motion carried.


- Clay Electric Transformers – A leaking transformer was recently replaced. Clay Electric inspects the transformers every 8-10 years. The last inspection took place in March 2017. Any leaking transformers should be reported to Clay Electric.
- Board Succession – Sam Horowitz has listed his unit and will resign when the unit closes. Donna Isley and Amelia Watford will appoint a successor.

Board Meeting Schedule (Splash Park):

- April 25, 2019 – 6:30pm – Board Meeting
- July 18, 2019 – 6:30pm – Annual Meeting of Members
- October 17, 2019 – 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 7:08 pm.

 4-24-19