

**Carrington Place at Fleming Island Plantation Condominium Association, Inc.**  
**Annual/Election Meeting**  
**August 7, 2019**

**Minutes**

The meeting was called to order at 6:32 p.m., at the Fleming Island Splash Park located at 1510 Calming Water Drive by Donna Isley.

**Call of Roll and Certifying of Proxies:**

Board Members Present: Donna Isley; 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:**

The minutes of the April 25, 2019 Board of Directors meeting were approved and signed by Donna Isley.

**President's Report:**


Donna Isley shared that the Association changed landscapers earlier in the year and the property is looking better. Trash continues to be an issue in the community. Trash bags are left outside the dumpster, and items are left that require bulk pick-ups.

**Manager's Report:**

**Financial Report – As of July 31, 2019**

|                   |                      |
|-------------------|----------------------|
| Operating Account | \$ 223,609.95        |
| Reserve Account   | \$ <u>469,530.83</u> |
| Total             | \$ 693,140.78        |

- Total Accounts Receivable: \$57,223.06. Total delinquencies over 90 days: \$52,215.46.
- Statements are mailed monthly and were last mailed on August 6<sup>th</sup>. Four accounts are currently with Ansbacher Law. One account is on a payment plan and should be paid in full by November 2019. Accounts are reviewed monthly to see if any new accounts need to be turned over to the attorney. The Board receives weekly reports.
- Approximately 74.2% of the delinquency balance is currently with LM Funding. Only one (1) unit remains with LMF and is in a bankruptcy status.
- There have been twelve new owners since the 2018 Annual Meeting, with four (4) being since January 2019 (Units 304, 513, 608, and 614).
- The first three (3) spaces to the right of the dumpsters have been striped to prevent parking in that area. There was an issue with vehicles blocking access so that the right-side dumpster could be emptied.
- There are continuing issues with people leaving trash outside the dumpster and leaving bulk items. The dumpsters are for household trash ONLY.
- The Budget Meeting will be held on October 17<sup>th</sup> at the Splash Park.
- All maintenance issues should be reported to Management.

  
10-17-19

**Election of Directors:**

An election was not necessary as no Intent to Be a Candidate forms were received. Additional Board members are needed. The 2019-2020 Board of Directors will be: Donna Isley.

**Unfinished Business:** None

**Open Forum:**

- A homeowner asked about a police car on the property, and she also shared that there is a bird feeder above her unit.

**Adjournment**

All business being completed, the meeting was adjourned at 6:54pm.

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**\*\*A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2019-2020 are:**

**President: Donna Isley**