

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
April 25, 2019

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, Donna Isley. A quorum was established.

Present: Donna Isley; Kathy Melton, CAM represented The CAM Team.

Homeowners Present: None

Minutes

Donna Isley approved the minutes from the January 17, 2019 Board of Directors meeting.

Open Forum: None

Manager's Report:

Financial Report – As of March 31, 2019

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|-------------------|----------------------|
| Operating Account | \$ 205,884.10 |
| Reserve Account | \$ <u>450,858.11</u> |
| Total | \$ 656,742.21 |

- Total Accounts Receivable: \$53,569.26. Total delinquencies over 90 days: \$47,259.14.
- Statements were mailed out on April 3rd and are mailed monthly. One account is currently with Ansbacher Law. Three additional accounts will be turned over by the end of the month. The Board receives weekly reports from Ansbacher Law. Accounts are reviewed regularly to determine if attorney action is needed.
- Approximately 71% of the delinquency balance is currently with LM Funding. One unit remains with LMF and is in bankruptcy.
- A letter has been posted on doors concerning the bicycle rack. Most bicycles were removed. Permission was given to remove the torn cover on one of the bicycles.
- Parking is being monitored by the dumpsters. The first three spots need to be kept clear. If any issues arise, the area will be striped. Management is working with Republic Services to make sure dumpsters are pushed in all the way and the dumpster doors are closed properly.
- Carpenter bee holes were treated throughout the property and sealed. Monthly treatment is continuing. Please let Management know if you see any carpenter bees.
- All maintenance issues should be reported to Management.

Old Business:

- Landscape Contractor – Landscaping around the property is looking good. Management works closely with Landscape Remedies to make sure everything is taken care of.
- Pressure Washing – Pressure washing has been completed. Donna Isley asked that the patio of Unit 401 be checked.
- Board Succession – Sam Horowitz and Amelia Watford have both sold their units and have resigned from the Board. Additional Board members are needed. A request for volunteers will be sent with the Annual Meeting notice.

New Business: None

Next Meeting – Annual Meeting – Thursday, July 18, 2019

Adjournment

All business being completed the meeting was adjourned at 6:46 pm.