

Carrington Place at Fleming Island Plantation Condominium Association, Inc.
Annual/Election Meeting
July 16, 2020

Minutes

The meeting was called to order at 6:40 p.m. at the Pavilion behind 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 January 16, 2020 Board of Directors meeting were approved and signed by Donna Isley.

President's Report:

Donna Isley welcomed those in attendance. Residents are asked to contact The CAM Team with any landscaping or sprinkler issues or streetlight outages. Management continues to work with the landscape contractor to make sure all issues are taken care of, including trimming shrubs away from the AC units. Bids are being requested for trash removal. The Association pays extra for bulk pick-up items. If you see any unusual activity, please contact The CAM Team or the Clay County Sheriff's Office. To report issues with the retention pond, residents can contact the CDD directly.

Manager's Report:

Financial Report – As of June 30, 2020

Operating Account	\$ 267,772.89
Reserve Account	\$ <u>523,239.83</u>
Total	\$ 791,012.72

- Total Accounts Receivable: \$3,514.90. Total delinquencies over 90 days: \$1,026.26.
- Statements are mailed monthly and were last mailed on July 16th. No accounts are currently with LM Funding or Ansbacher Law. Four accounts were sent a courtesy letter, and if payment is not received by July 31, 2020 the accounts will be turned over to Ansbacher Law.
- There have been two new owners since the January 2020 meeting (Units 502 and 616).
- There are continuing issues with people leaving trash outside the dumpster and leaving bulk items. The dumpsters are for household trash ONLY. The situation has improved since notices were posted on the doors. Signage has been updated, as well. An insurance claim was filed by Republic Services for damage to the dumpster gates.
- A damaged fence on the north side of the property has been reported and will be fixed soon.
- All maintenance issues should be reported to Management.


10-15-20

Election of Directors:

An election was not necessary as four Intent to Be a Candidate forms were received. The 2020-2021 Board of Directors will be:

Donna Isley
Jean Hoelscher
Patricia Lougheed
Judy Chatain

Unfinished Business:

A proposed parking policy requiring decals or visitor tags was mailed out with the notice of the meeting. A homeowner was upset about the requirement that a driver's license and vehicle registration had to be submitted. A suggestion was made to provide each unit with two (2) visitor tags. Another homeowner shared concerns about the tow truck trolling the neighborhood. After discussion, Donna Isley made a motion to approve the parking policy. Patricia Lougheed seconded. None opposed and the motion carried.

A proposal was received from Jeff's Excavating to improve drainage between Buildings 1&2 and Buildings 5&6 – \$12,391.14. A motion was made by Judy Chatain to approve the proposal as submitted. Patricia Lougheed seconded. None opposed and the motion carried.

Open Forum:

- A homeowner suggested trying to get a group deal to replace AC units on the property.
- The landscape contractor needs to look at several areas where plants are overcrowded.
- A homeowner mentioned that a unit is being used as an Air BNB. The current rules do not permit this.
- A homeowner asked if a grill can be placed on a balcony. Only electric grills may be used on an upstairs balcony.
- Speed bumps are needed in several areas.

Adjournment

All business being completed, Donna Isley made a motion to adjourn. Patricia Lougheed seconded. None opposed and the meeting was adjourned at 7:54pm.

****A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2020-2021 are:**

President:	Donna Isley
Vice-President:	Patricia Lougheed
Secretary:	Jean Hoelscher
Treasurer:	Judy Chatain