

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
January 16, 2020

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 President, Donna Isley. A quorum was established.

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

Homeowners Present: Marcie Barnard, Jean Hoelscher, Richard Wagner, and Danette Grimm.

Calling of Roll and Certifying a Quorum:

A quorum of Board members was present.

Minutes

Donna Isley approved and signed the minutes from the October 17, 2019 Budget Meeting.

Open Forum:

A homeowner suggested added speed limit signs in the neighborhood.

Wanda Mericle from Landscape Remedies was in attendance. The Landscape/Irrigation item from Old Business was taken out of order. Wanda provided a list of suggestions as to what can be done to help keep irrigation costs down, including decreasing watering times, turning down the flow rate on the spray heads, replacing heads where the flow rate cannot be adjusted, and cutting back the wood line at the back of the lake that is overgrown and covering several spray heads. A proposal will be provided for the spray heads and the wood line. The Board approved reducing the watering times. A proposal was presented to repair the bottoms of three light poles and to cut back all of the flax lilies - \$275.00. The proposal was approved. Donna Isley asked that plants be cut back at the AC units and by the electric boxes on the buildings. The tree line at the mailboxes will also be trimmed back.

Manager's Report:

Financial Report – As of December 31, 2019

Operating Account	\$ 233,653.97
Reserve Account	\$ <u>494,685.20</u>
Total	\$ 728,339.17

- Total Accounts Receivable: \$49,111.16. Total delinquencies over 90 days: \$45,031.14.
- Statements are mailed monthly and were last sent on January 15th. Two homeowners will be sent a collection letter at the end of the month warning that they will be turned over to Ansbacher Law if payment is not made. One account is currently with Ansbacher Law. The homeowner is on a payment plan and should be paid in full by August 2020. The Board receives weekly reports. Accounts are reviewed regularly to determine if attorney action is needed.
- Approximately 87.3% of the delinquency balance is currently with LM Funding. Only one unit remains with LMF and it is in a bankruptcy status.
- There have been two new owners since the October budget meeting (Units 314 and 403)
- The insurance policies were renewed in November 2019 - \$27,231.00, which is approximately \$4k more than the previous year. Replacement costs from the insurance appraisal were higher and property insurance rates have increased.

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- There are continued issues with people leaving trash outside the dumpster and leaving bulk items. Dumpsters are for household trash ONLY.
- A quote will be requested from Tree Tech to trim the palm trees at the entrance to the community.
- All maintenance issues should be reported to Management.

Old Business:

- Landscape/Irrigation – Discussed earlier.
- Additional Board members are needed. Two homeowners expressed an interest in joining the Board of Directors: Jean Hoelscher and Richard Wagner. Donna Isley appointment both homeowners to the Board. Jean Hoelscher will serve as the Vice-President and Richard Wagner will serve as the Secretary/Treasurer.

New Business:

- Airbnb – Several units were being rented out through Airbnb. Short-term rentals are not allowed per the documents. Jean Hoelscher shared that she had one of the units and that she was very careful about who was renting her unit. She feels that investors in the community would welcome the opportunity to do short-term rentals. An amendment to the documents would be required and homeowners would have to vote on any change. Management will check the documents to see what percentage is required and speak to the attorney about this issue.
- Decals/Dumping – In an effort to possibly help determine who is leaving bulk items at the dumpster, the Board is considering requiring decals and visitor passes. All resident's vehicles would have to be registered with the Association, and leases from tenants would be required. A sample policy was presented by Management for consideration. After discussion, the matter was tabled for future discussion.
- The last inspection by Wayne Automatic found several deficiencies that must be corrected. Donna Isley approved two proposals:
 - Replacement of four (4) electric bells that did not operate during the inspection (Buildings 1,3,5, and 6) - \$1,111.65
 - Perform 5-year inspection on the fire risers and components at all buildings - \$4,929.02.
- Pressure Washing – A proposal was received from JaxHandyman to pressure wash the community (buildings, sidewalks, patios/porches, dumpster area, entry signs/columns, and mailbox area) - \$11,170.00. The proposal was approved. The Board asked that the upstairs balconies and walls are cleaned. A proposal will be requested to clean the gutters.

Next Board Meeting: Thursday, April 16, 2020.

Adjournment

All business being completed, Donna Isley adjourned the meeting at 7:37 p.m.