

Carrington Place at Fleming Island Plantation Condominium Association, Inc.
Annual/Election Meeting
Thursday, July 15, 2021

Minutes

The meeting was called to order at 6:00 p.m. at the Fleming Island Splash Park located at 1510 Calming Water Drive by Donna Isley, President.

Call of Roll and Certifying of Proxies:

Board Members Present: Donna Isley and Judy Chaitan; 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, nor was there a quorum of the Board. A meeting could not be held.

Minutes:

The minutes of the April 15, 2021 Board of Directors meeting could not be approved.

President's Report:

Donna Isley welcomed those in attendance. A third trash pick-up day was added and the problems at the dumpster have decreased. The community has been pressure washed and mulch has been installed. Prices of the units in the community have increased.

Manager's Report:

Financial Report – As of June 30, 2021

Operating Account	\$ 269,494.04
Reserve Account	\$ <u>589,488.31</u>
Total	\$ 858,982.35

- Total Accounts Receivable: \$6,372.47. Total delinquencies over 90 days: \$3,627.47
- Statements are mailed monthly and were last mailed on July 8th.
- One (1) account is with Ansbacher Law at this time. And Association foreclosure is progressing. Another account has settled out and will be turned over to the Association. The Association will received \$1,861.64.
- A new step in the collection procedure per the State Legislature went into effect on July 1, 2021. A Notice of Late Assessment (NLA) letter and ledger must be sent thirty (30) days prior to a NOIL being sent. In addition, a lien cannot be filed until forty-five (45) days after the NOIL is sent (used to be 30 days).
- There have been four new owners since the April 15, 2021 meeting 306/309/410/607).
- The trash situation at the dumpsters has been taken care of with the addition of a third pick-up day. Year-to-date the Association is currently approximately \$5k under budget in this area.
- With all of the rain, only one roof leak was reported and it was a leak at the laundry room vent boot pipe.
- Mulch has been installed.
- An updated Reserve Study needs to be done.
- All maintenance issues should be reported to Management.

Election of Directors:

An election was not necessary as only two Notice of Intent to Be a Candidate forms were received. The 2021-2022 Board of Directors will be:

Donna Isley
Jean Hoelscher
Judy Chatain
Rick Nelson

There is an open position on the Board. Anyone interested in joining the Board should contact Management.

Unfinished Business: None

Open Forum:

- A homeowner discussed that Carrington Place is classified as a townhouse with the CDD and should be a condominium. The homeowner was given contact information for the person who oversees the CDD.

Adjournment

No official meeting was held.
