

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
January 21, 2021

Minutes

The meeting was called to order at 6:30 pm. at the Fleming Island Amenity Center Pavilion located at 2300 Town Center Blvd. A quorum was established.

Present: Board members Jean Hoelscher, Judy Chatain, Marie Rosenthal, and Rick Nelson were in attendance; Kathy Melton, CAM represented The CAM Team.

Calling of Roll and Certifying a Quorum:

A quorum of Board members was present.

Proof of Notice of Meeting:

Proof of Notice was provided showing that notice of the meeting was posted on the property in accordance with Florida Statutes.

Minutes

Jean Hoelscher made a motion to approve the minutes from the October 15, 2020 Board of Directors Budget Meeting as written. Rick Nelson seconded. None opposed and the motion carried.

Open Forum: None

Manager's Report:

Financial Report – As of December 31, 2020

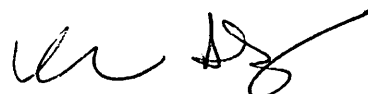
Operating Account	\$ 255,682.11
Reserve Account	\$ <u>560,837.92</u>
Total	\$ 816,520.03

- Total Accounts Receivable: \$3,836.52. Total delinquencies over 90 days: \$1,776.86.
- Statements are mailed monthly and were last sent on January 18th. One account is currently with Ansbacher Law. The complaint is being filed for an Association foreclosure.
- There have been two new owners since the October 2020 Budget meeting (Units 206 & 416).
- Several recent issues have occurred at the dumpster area. CCSO was contacted for a truck that was at the dumpster area and the occupants were going through the garbage. Their picture was posted at the dumpster.
- All maintenance issues should be reported to Management.

Old Business:

- Parking Decals – The Board confirmed that decals are not necessary. The matter was tabled and the item will be removed from the agenda.

4-15-21



New Business:

- **Pressure Washing – Ratification of My Clean Roof Proposal –** A motion was made by Jean Hoelscher to approve the proposal from My Clean Roof for \$4900.00 plus the cost to clean the gutters. Marie Rosenthal seconded. None opposed and the motion carried.
- **Dumpsters – Ratification of Waste Pro Contract –** A motion was made by Marie Rosenthal to approve the Waste Pro Contract. Rick seconded. None opposed and the motion carried. Notice will be given to Republic Services and the new contract will start March 1st.
- **Wayne Automatic – Proposals for Repairs –** Two proposals were received from Wayne Automatic: A proposal to replace a flow switch in Building 3 that did not operated correctly and to troubleshoot an electric bell in Building 5 that did not operate during the inspection (\$706.33), and a proposal to replace eleven (11) sprinkler painted sprinkler heads in various units (\$1,475.92). A motion was made by Jean Hoelscher to approve the first proposal for \$706.33. Judy Chatain seconded. None opposed and the motion carried. The second proposal was tabled so that more information can be obtained.
- **2021 Projects**
 - **AC Condensate Lines –** The AC condensate lines are a shared line between units and need to be cleaned occasionally. Access to both the upper and lower units is needed. Jean Hoelscher offered to contact an AC person to get pricing.
 - **Suggestions**
 - Review documents to determine who is responsible for dryer vents.
 - Violations were discussed and the Board asked that several units be inspected for ladders/patios/satellite dish bolted to concrete, etc.
 - Gutter Drains – Ensure that all drains have been located on the property and are draining as they should. Landscape Remedies has been working on this.
 - Addition of a dog station at the end of Building 5 near the fence/preserve area.

Next Board Meeting: Thursday, April 15, 2021

Adjournment

All business being completed, Rick Nelson made a motion to adjourn the meeting. Jean Hoelscher seconded. None opposed and the meeting was adjourned at 7:49 pm.