

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
January 20, 2022

Minutes

The meeting was called to order at 6:30 pm. at the Fleming Island Splash Park located at 1501 Calming Water Dr. A quorum was established.

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

Calling of Roll and Certifying a Quorum:

A quorum of Board members was present.

Notice of the meeting was posted on the property in accordance with Florida Statutes.

Minutes

Rick Nelson made a motion to approve the minutes from the October 21, 2021 Board of Directors Budget Meeting. Jean Hoelscher seconded. None opposed and the motion carried. Rick Nelson made a motion to approve the minutes from the October 28, 2021 Board of Directors Roofing Meeting as written. Judy Chatain seconded. None opposed and the motion carried.

Open Forum: None

Manager's Report:

Financial Report – As of December 31, 2021

Operating Account	\$ 292,166.29
Reserve Account	\$ <u>318,969.99</u>
Total	\$ 611,136.28

- Total Accounts Receivable: \$3,220.27. Total delinquencies over 90 days: \$1,167.85
- Statements are mailed monthly. Three owners who received NLAs made payment this month, and one unit with a larger balance closed in December and payment in full was received this month.
- Currently, no accounts are with Ansbacher Law.
- There have been two new owners since the October 2021 Budget meeting (Units 109 & 609). Thirteen resales took place in 2021.
- Continue to monitor the dumpster area. The situation has improved since the additional pick-up day was added.
- All maintenance issues should be reported to Management.

Old Business:

- Roof Replacement Update – Dubo Roofing has completed the re-roof of all the buildings. The total cost of the project was \$299,642.02.

*Approved 4-21-2022
Kathy Melton, CAM*

New Business:

- Landscape
 - Contract Increase – Landscape Remedies is requesting an increase of \$100.00 (from \$1,350.00 to \$1,450.00 per month).
A motion was made by Rick Nelson to approve the new contract. Jean Hoelscher seconded. None opposed and the motion carried.
 - Enhancement Proposal - A proposal was received from Landscape Remedies to remove the vine and torpedo grass infested Indian Hawthornes between 312-313, the front of 514 and 309, 316 & 409, to remove the dead junipers by 207, to cut back the flax lilies, and to cut back the woods line - \$1,250.00.
A motion was made by Jean Hoelscher to accept the proposal. Rick Nelson seconded. None opposed and the motion carried.

- Bids/Proposals
 - Reserve Study Update – A proposal was received from Dreux Isaac & Associates to update the Reserve Study Report completed in November 2011 - \$2,800.00. A motion was made by Judy Chatain to approve the proposal. Jean Hoelscher seconded. None opposed and the motion carried.

 - Dumpster Enclosure
 - Two bids have been received to repair rotten beams at the dumpster enclosure:
 - JaxHandyman - \$3,980.00
 - Willis Exteriors - \$2,825.00
 - The matter was tabled so that an additional proposal can be requested.

- Sidewalk Repairs – Management has marked several areas on the sidewalks that need repairs (either grinding down or cut out and replaced). Proposals will be requested from several contractors.

- Possible 2022 Projects
 - Adding a grill and table/chairs in a common area.
 - Garbage can by the mailboxes

Next Board Meeting: Thursday, April 21, 2022

Adjournment

All business being completed, Rick Nelson made a motion to adjourn the meeting. Judy Chatain seconded. None opposed and the meeting was adjourned at 7:10 pm.