

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
April 15, 2021

Minutes

The meeting was called to order at 6:40 pm. at the Fleming Island Splash Park located at 1510 Calming Water Drive. A quorum was established.

Present: Board members Donna Isley, Marie Rosenthal, Jean Hoelscher, and Judy Chatain 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 January 21, 2021 Board of Directors Meeting as written. Marie Rosenthal seconded. None opposed and the motion carried.

Open Forum: None

Manager's Report:

Financial Report – As of March 31, 2021

Operating Account	\$ 271,079.26
Reserve Account	\$ <u>575,153.45</u>
Total	\$ 846,233.41

- Total Accounts Receivable: \$4,238.31. Total delinquencies over 90 days: \$2,283.23.
- Statements are mailed monthly and were last sent on April 15th. One account is currently with Ansbacher Law and an Association foreclosure is progressing. A collection letter will be sent to another unit. If payment is not made, the account will be turned over to Ansbacher Law at the end of the month.
- There have been four (4) new owners since the January 21, 2021 meeting (Units 202, 310, 510 & 512).
- There are continuing issues at the dumpster area. Residents are reminded that only household garbage should be placed in the dumpsters and that any boxes must be broken down. Further discussion to take place under Old Business.
- Dog station information was provided to the Board for Bldg 5. No further action will be taken at this time.
- All maintenance issues should be reported to Management.

Old Business:

- Pressure Washing – Pressure washing of the buildings, concrete area, signs, fences, etc. has been completed.
- Dumpsters – Waste Pro – Trash Issues
 - A copy of a flyer to be posted on the doors of all units was provided to the Board. Residents will be reminded that the dumpsters are for regular household garbage only and that all other items must be taken to the landfill.
 - The license plate camera needs to be replaced. A quote was received from All Access Security - \$751.43. A motion was made by Donna Isley to approve the proposal. Jean Hoelscher seconded. None opposed and the motion carried.
- AC Condensate Lines – The Board is continuing to research the AC condensate lines and to determine the best way to clear them. A vendor needs to be located who is interested in taking on this project.

New Business:

- Landscape
 - Mulch
 - Landscape Remedies - \$6,875.00 – 125 yds of Gold Mulch
 - First Coast Mulch - \$6,075.00 – 135 yds of Gold Mulch

Management will contact Wanda with Landscape Remedies to ask that she match the quantity and pricing of mulch.

- Enhancements – A quote was received to install twenty-eight (28) flax lilies to fill in where necessary – Landscape Remedies - \$250.00.
A motion Was made by Marie Rosenthal to approve the proposal. Jean Hoelscher seconded. None opposed and the motion carried.
- Drainage – There continue to be several drainage issues on the property. A suggestion was made to find the “as built” and the matter was tabled for a future meeting.
- Insurance – The insurance policies were recently renewed but one of the insurance carriers has since lost its “A” rating and has been placed into receivership. A replacement property policy was presented from ICAT for \$22,504.00 with a wind/hurricane deductive of 2%. A motion was made by Donna Isley to approve the new coverage with ICAT. Marie Rosenthal seconded. None opposed and the motion carried.
- Rules and Regulations – Revised 4.11.2018 – The Board discussed revisions of the policies regarding bicycles and potted plants. A suggestion was made to remove provisions to allow bicycles on patios and to be more specific about potted plants allowed at the units. The matter was tabled and the Board will consider rewording these sections in the Rules and Regulations.
- Violation Report – A copy of the most recent violation report was provided to the Board.

Next Board Meeting: Thursday, July 15, 2021 – Annual Meeting

Adjournment

All business being completed, Donna Isley made a motion to adjourn the meeting. Marie Rosenthal seconded. None opposed and the meeting was adjourned at 8:29 pm.