

Carrington Place at Fleming Island Plantation Condominium Association, Inc.
Annual/Election Meeting
Thursday, July 28, 2022

Minutes

The meeting was called to order at 6:02 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 available 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 21, 2022 Board of Directors meeting could not be approved.

President's Report: None

Manager's Report:

Financial Report – As of June 30, 2022


Operating Account	\$ 154,842.78
Reserve Account	\$ <u>487,303.48</u>
Total	\$ 642,146.26

- Total Accounts Receivable: \$2,032.71. Total delinquencies over 90 days: \$650.00
- Statements are mailed monthly and were last mailed on July 6th. Four accounts currently have a balance.
- No accounts are with Ansbacher Law at this time.
- Reminder: 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 has been one new owner since the April 21, 2022 meeting (413).
- The trash situation at the dumpsters seems to be under control. The rotten beams have been replaced.
- Quick Catch was hired to handle a raccoon issue on the property. A total of fourteen (14) raccoons were caught and removed. A repellent is applied monthly. Two homeowners have reported seeing raccoons at the dumpster recently. Traps have been set.
- All maintenance issues should be reported to Management.

Election of Directors:

An election was not necessary as only one Notice of Intent to Be a Candidate form was received. The 2022-2023 Board of Directors will be:

Donna Isley
Judy Chatain
Rick Nelson

 10-26-22

Unfinished Business:

Several proposals have been received and will be emailed to the Board for consideration:

- Sidewalks – Two proposals were received to address uneven sidewalks:
 - Precision Sidewalk Safety - \$16,910.00 - \$17,800.00
 - Premier American Construction - \$5,240.00
- Landscape Enhancements – Landscape Remedies – Total cost - \$2,800.00
 - Removal of juniper and installation of 10-three gallon ilex schillings in front of Units 310 and 303.
 - Removal of Indian hawthorns in front of Units 113 and 312 & 313. A proposal for new plants will be provided in the fall.
 - Replace several areas of damaged grass on the property – 1.5 pallets.
- Pressure Washing – Buildings, sidewalks, fence (both sides, entry signs, mailbox area, and cleaning of gutters. Two proposals were received:
 - JaxHandyman - \$18,605.00
 - My Clean Roof - \$6,160.00

The Reserve Study Update is scheduled for next month.

A trash can will be purchased next week for the mailbox area.

Open Forum: None

Adjournment

No official meeting was held.
