

**Carrington Place Condominium Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, April 21, 2022**

**Minutes**

The meeting was called to order at 6:02 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 January 20, 2022 Board of Directors Meeting. Jean Hoelscher seconded. None opposed and the motion carried.

**Open Forum:**

A possible roof leak at Unit 213 has been reported. Dubo Roofing was notified.

**Manager's Report:**

**Financial Report – As of March 31, 2022**

Operating Account	\$ 314,249.31
Reserve Account	\$ <u>333,114.05</u>
<b>Total</b>	<b>\$ 647,363.36</b>

- Total Accounts Receivable: \$1,792.12. Total delinquencies over 90 days: \$375.00.
- Statements are mailed monthly. At the end of March, only five (5) homeowners had a balance. All have received a NLA and one will be forwarded to the attorney for collection soon.
- The accountant recommended moving funds from the Operating Account to the Reserve Account - \$140k. A motion was made by Jean Hoelscher to move the funds. Judy Chatain seconded. None opposed and the motion carried.
- Currently, no accounts are with Ansbacher Law.
- There have been no new owners since the January meeting.
- Continue to monitor the dumpster area.
- All maintenance issues should be reported to Management.

**Old Business:**

- Landscape – Judy Chatain highlighted a few issues that need attention. A proposal will be requested from Landscape Remedies.
- Reserve Study Update – A site visit for the Reserve Study Update will be scheduled in August.



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- **Dumpster Enclosure** – Three proposals were received to repair the dumpster enclosure:
  - JaxHandyman – Replace 5 beams, pressure wash the enclosure, and paint all beams and posts - \$4,480.00.
  - Willis Exteriors – Replace 4 beams and paint the beams - \$2,825.00.
  - CWB Construction – Replace 5 beams and paint the beams - \$2,500.00.
 A motion was made by Rick Nelson to approve the JaxHandyman proposal subject to using Home Depot top of the line Behr paint. Jean Hoelscher seconded. None opposed and the motion carried.
- **Sidewalk Repairs** – There have been difficulties trying to get vendors out to look at the sidewalks. A company that has a patented process to bring sidewalks into ADA compliance contacted Management. A meeting was held onsite and a proposal should be received in the next few weeks. Tabled.
- **Possible 2022 Projects**
  - Adding a grill and table/chairs in a common area – Tabled
  - Garbage cans by the mailboxes – Several alternatives were provided. The Board approved the purchase of a Polytec trashcan at a cost of \$173.95 (plus tax and shipping).

**New Business:**

- **Ratify Property Insurance Renewal** – A motion was made by Jean Hoelscher to ratify the property insurance renewal premium of \$27,304.00. Rick Nelson seconded. None opposed and the motion carried. A credit may be received due to all of the roofs being replaced last year.
- **Raccoon Update** – To date, fourteen (14) raccoons have been trapped and removed from the property. Currently, the Association has a month to month agreement to apply repellent around the dumpster area and to set traps. The Board will continue the service for a few months.
- **Pressure Washing** – The community is in need of pressure washing. Proposals have been requested.
- **Additional Items:**
  - Parking Lot – Vendors will be contacted to determine if the parking lot should be repaved or resealed.
  - Pillars – Proposals will be requested to address issues with the pillars (rusting and separation at the seams).
  - A gutter at Bldg 5 is clogged.
  - A tree in the parking area at Bldg 5 needs to be trimmed.
  - A proposal from Landscape Remedies will be requested to enhance the flowerbeds.
  - A notice will be sent to homeowners to remind them to clean their dryer vents.

**Next Board Meeting:** Thursday, July 21, 2022 – Annual Meeting

**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 7:12 pm.