

Carrington Place Condominium Association, Inc.
Board of Directors Budget Meeting
Thursday, October 20, 2022

Minutes

The meeting was called to order at 6:00 p.m. at the Fleming Island Splash Park located at 1510 Calming Water Dr., by President, Donna Isley. A quorum was established.

Present: Board members Donna Isley, Judy Chatain, 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 mailed out to all owners of record in accordance with the Association's documents and Florida Statute. A copy of the notice was also posted on the property.

Minutes

A motion was made by Judy Chatain to approve the minutes of the April 21, 2022 Board of Directors meeting and the July 28, 2022 Annual meeting as presented. Donna Isley seconded. None opposed and the motion carried.

Open Forum:

A homeowner asked that sod be replaced in the area of Unit 602. A quote will be requested. Several violations were discussed and will be addressed by Management.

Manager's Report:

Financial Report – As of September 30, 2022

Operating Account	\$ 165,023.46
Reserve Account	\$ <u>501,399.90</u>
Total	\$ 666,423.36

- Total Accounts Receivable: \$2,761.05. Total delinquencies over 90 days: \$1,192.21.
- Statements are mailed monthly and were last sent on October 6th. Five (5) accounts had a balance as of 9.30.2022. Two have paid in full this month. Three others will be forwarded to the attorney for collection.
- No accounts are with an attorney at this time. Future accounts will be sent to Crabtree Law.
- A new collection procedure per the State legislature went into effect July 1, 2021. A Notice of Late Assessment (NLA) letter and ledger must be sent to a homeowner and they must be given thirty (30) days to pay before a Notice of Intent to Lien can be sent. In addition, the lien cannot be filed until forty-five (45) days after the NOIL is sent (used to be 30 days).
- There have been two (2) new owners since the July 21, 2022 meeting (Units 104 & 413).
- The trash situation at the dumpster seems to be under control.
- Monthly treatments are being done on the property to control the raccoons and traps are set as needed.
- An updated reserve study has been completed. Any changes will need to be submitted soon.

 1-14-23

- Pressure washing of the buildings/sidewalks/fences/dumpster area have been completed. Gutters were cleaned, as well.
- All maintenance issues should be reported to Management.

Old Business:

- A proposal was received from Gator Vinyl to repair siding damaged by the hurricane - \$4,200.00. The repairs should be completed soon.

New Business:

- Approval of 2023 Budget – A copy of the proposed 2023 budget was mailed to all owners of record. The budget calls for assessments to remain at \$175.00 per month. Rick Nelson made a motion to approve the budget as presented. Donna Isley seconded. None opposed and the motion carried.
- A proposal was received from Premier American Construction to replace several areas of concrete and grind a number of other areas - \$5,240.00. A motion was made by Donna Isley to approve the proposal. Rick Nelson seconded. None opposed and the motion carried.

2023 Meeting Schedule:

The Splash Park Meeting room has been reserved for the following meeting dates in 2023:

- Thursday, January 19th
- Thursday, April 20th
- Thursday, July 20th – Annual Meeting
- Thursday, October 19th – Budget Meeting

Adjournment

All business being completed, Judy Chatain made a motion to adjourn the meeting. Donna Isley seconded. None opposed and the meeting was adjourned at 6:32 pm.