

**Carrington Place Condominium Association, Inc.**  
**Board of Directors Budget Meeting**  
**Thursday, October 19, 2023**

**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 Chaitan, Pat Loughheed, and Jean Hoelscher (by phone) 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 Chaitan to approve the minutes of the July 20, 2023 Annual meeting as presented. Pat Loughheed seconded. None opposed and the motion carried.

**Open Forum:**

Rick Nelson shared that the maintenance manager for the CDD has checked the pond. The drainage pipes in Carrington Place could be CDD responsibility since they feed into the pond and are part of the infrastructure.

**Manager's Report:**

**Financial Report – As of September 30, 2023**

Operating Account	\$ 95,125.58
Reserve Account	\$ <u>575,461.75</u>
<b>Total</b>	<b>\$ 670,587.33</b>

- Total Accounts Receivable: \$250.00. Total delinquencies over 90 days: \$25.00.
- Statements are mailed monthly and were last sent on October 6<sup>th</sup>. One account has a balance due for September assessments/late fee. A first warning has been sent.
- No accounts are with Crabtree Law.
- There has been one (1) new owner since the July 2023 meeting (Unit 301).
- The raccoon issue appears to still be under control. Monthly treatments are being done on the property and traps are set as needed.
- There have been a few drainage issues on the property.
- Several broken pipes have been reported on the property and are not related to irrigation. All issues have been Association responsibility to repair.
- A sprinkler inspection related to the fire suppression system was completed this past Tuesday. A report will be forwarded with any issues noted. Thirty-eight (38) units were inspected. The Board requested that another inspection be scheduled on a Saturday and a specific timeframe provided so residents can be home.
- Cypress trees at the pond were removed. Mulch has been installed.

1-18-2023  


- Fire extinguishers were installed throughout the property per insurance requirements.
- All maintenance issues should be reported to Management.

**Old Business:** None

**New Business:**

- Approval of 2024 Budget – A copy of the proposed 2024 budget was mailed to all owners of record. The budget calls for assessments to increase 15% to \$201.25 per month. Donna Isley made a motion to approve the budget as presented, seconded by Jean Hoelscher. None opposed and the motion carried.
- Landscape Contract – A proposal was received from Bold City Green Works for landscape maintenance - \$2,150.53 per month. The Board requested that an additional proposal be requested. Ezequiel Perez with Huista Landscaping will be contacted.
- Appointment of Board Member – A motion was made by Donna Isley to appoint Rick Nelson to the Board, seconded by Jean Hoelscher. None opposed and the motion carried.

Contractors who bid to redo the asphalt in the community will be invited to a meeting next year to review their proposals. A walk around needs to be scheduled to look at issues on the property, including an aluminum issue at Unit 311. A suggestion was made to get a proposal to do wind mitigation reports to hopefully reduce the property insurance cost.

**2024 Meeting Schedule:**

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

- Thursday, January 18<sup>th</sup>
- Thursday, April 18<sup>th</sup>
- Thursday, July 18<sup>th</sup> – Annual Meeting
- Thursday, October 24<sup>th</sup> – Budget 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 7:01 pm.