

Carrington Place at Fleming Island Plantation Condominium Association, Inc.
Annual/Election Meeting
Thursday, July 20, 2023

Minutes

The meeting was called to order at 6:03 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, Judy Chaitan, Pat Lougheed, Jean Hoelscher, and Rick Nelson; Kathy Melton, CAM and Christina Bloom, 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.

Minutes:

A motion was made by Judy Chaitan to approve the minutes of the April 20, 2023 Board of Directions meeting as presented. Donna Isley seconded. None opposed and the motion carried.

President's Report:

Donna Isley shared that the Association is doing extremely well with regards to finances. Improvements in landscaping have been made. The Board and Management are proactive on violations.

Manager's Report:

Financial Report – As of June 30, 2023

Operating Account	\$ 88,137.00
Reserve Account	\$ <u>553,981.43</u>
Total	\$ 642,118.43

- Total Accounts Receivable: \$2,923.22 – Two (2) homeowners have balances.
- One account, the largest AR balance, is with Crabtree Law and recently closed. The Association will receive payment in full and the account will be paid through October.
- The Board approved writing off a \$25.00 trash fee that the owner disputed.

A letter was received from the insurance company noting several issues on the property, including barbecue equipment on a balcony or within 10 feet of a building, a trouble light on the fire alarm panel at Building 6, and a lack of fire extinguishers observed or located at the buildings. A letter will be sent to residents about the proper use/storage of barbecue grills. Wayne Automatic has been notified about the trouble light. A quote has been requested to install fire extinguishers around the buildings.

Election of Directors:

An election was not necessary as only one Notice of Intent to Be a Candidate form was received. The 2023-20234 Board of Directors will be:

Donna Isley
Judy Chatain
Jean Hoelscher
Pat Lougheed

Unfinished Business:

Mulch – Two proposals were received for the installation of mulch:

- Landscape Remedies – 75 cu yds of pine bark or gold mulch - \$6,749.50
- First Coast Mulch – 110 cu yds of gold mulch - \$5,500.00 or 110 cu yds of pine bark - \$5,720.00

The Board approved the proposal for pine bark from First Coast Mulch.

Repaving of the Parking Lot – A special Board meeting will be set up with the vendors who submitted proposals.


Additional proposals will be requested to refurbish broken vinyl on the buildings, rewrap the columns, and replace dryer vent covers.

Rust has been noted in the area above the front doors. A vendor will be contacted to determine if repairs are needed.

Open Forum: None

Adjournment

All business being completed, the meeting was adjourned at 6:37 p.m.

 10-19-23
