

Carrington Place Condominium Association, Inc.
Board of Directors Meeting
Thursday, April 20, 2023

Minutes

The meeting was called to order at 6:00 pm. at the Fleming Island Splash Park located at 1510 Calming Water Dr. A quorum was established.

Present: Board members Donna Isley, 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

Donna Isley made a motion to approve the minutes from the January 19, 2023 Board of Directors Meeting. Jean Hoelscher seconded. None opposed and the motion carried.

Open Forum: None

Manager's Report:

Financial Report – As of March 31, 2023

Operating Account	\$ 154,469.28
Reserve Account	\$ <u>532,293.68</u>
Total	\$ 686,762.96

- Total Accounts Receivable: \$2,743.88. Total delinquencies over 90 days: \$1,533.83.
- Statements are mailed monthly and were last mailed on April 6th. At the end of March, four (4) homeowners had a balance. A homeowner who received a NLA has paid in full.
- Two (2) accounts are with Crabtree Law.
- There have been two new owners since the January 2023 meeting – Units 206 & 505.
- The raccoon issue appears to still be under control. Monthly treatments are being done on property and traps are set as needed.
- Lights were replaced at the mail kiosk.
- A homeowner was sent to the attorney for curtains on the balcony and the curtains have been removed.
- Stop signs were replaced on the property.
- Repairs to the sidewalks have been completed.
- All maintenance issues should be reported to Management.

Old Business:

- Landscape
 - Contract Increase – Landscape Remedies requested an increase in the monthly contract amount to \$1,700.00 per month. Currently, the monthly amount is \$1,450.00. A motion

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was made by Donna Isley to approve the contract increase to \$1,700.00 per month for Landscape Remedies effective May 1, 2023. Rick Nelson seconded. None opposed and the motion carried.

- Irrigation – The Board asked that irrigation be checked monthly and monitored regularly to ensure that the property is properly watered.

- **Bids-Proposals**

- Landscape Enhancements/Sod – A proposal was received from Landscape Remedies to install fifteen (15) pallets of new sod and install three (3) holly trees or crape myrtles where philodendrons/plants were removed - \$10,500.00. A motion was made by Rick Nelson to approve the proposal subject to a guarantee on the sod. Donna Isley seconded. None opposed and the motion carried. A proposal was received from Landscape Remedies to install gold mulch - \$9,900.00. The matter was tabled for an additional quote, as well as a quote for pine bark.
- Parking Lot Repaving – Proposals were received to seal the parking lot and to mill and repave the parking lot:
 - Rogers Pavement Maintenance – Seal Parking Lot/Restripe - \$19,090.00.
 - First Coast Asphalt Solutions – Mill/Repave/Restripe - \$158,268.45
 - Duval Asphalt – Mill/Repave/Restripe - \$161,300.88
 - Pro Sealed Asphalt – Mill/Repave/Restripe - \$179,650.15

After discussion, the Board agreed that repaving is the better option. Rick Nelson is going to reach out to a Board president in a community in Fleming Island Plantation that recently repaved their streets. A special vendor meeting will be set up so that the vendors can discuss their proposals with the Board.

- Tree Removal – Proposals were requested to remove eleven (11) cypress trees and four (4) birch trees, and trim nine (9) palm trees.
 - C Aaron Land & Tree - \$3,400.00
 - Southern Tree Experts - \$4,100.00

A motion was made by Rick Nelson to accept the proposal from C Aaron Land & Tree at a cost of \$3,400.00. Donna Isley seconded. None opposed and the motion carried.

- Vinyl Repairs – A proposal was received from Gator Vinyl to recover the fascia at all damaged areas, repair damaged beams and window trim areas, and replace missing dryer vents - \$11,500.00 per building. The proposal was tabled so that additional information can be requested from the vendor. Also, additional proposals will be requested.
- Park Benches – Pricing for benches to be placed at the pond was provided to the Board. Pricing ranged from \$631.00 to \$645.00 per bench. After discussion, the Board tabled consideration of park benches at this time.
- Backflows – Two proposals were received to recover the backflow devices on the property:
 - Dolphin Backflow - \$2,950.00
 - Bob's Backflow - \$2,100.00

Rick Nelson will contact a vendor he knows to look at it and provide a quote to recoat the backflows. Consideration of the proposals was tabled.

New Business:

- Insurance Renewal – Property Insurance – The Board approved the renewal of the Association's property insurance at a cost of \$56,847.70. The cost increased from \$27,304 from the previous year. Factors that caused the large increase include the increase in replacement costs of the buildings per the updated appraisal, the year built and type of construction, and a hard insurance

market in Florida with increases of 70% to 100% across the board. Increasing insurance costs will have to be taken into account in the budget for 2024 and increasing assessments will need to be considered.

- Annual Meeting – The Annual Meeting will be held on Thursday, July 20, 2023. Two seats are up for election: Judy Chatain and Rick Nelson.

Next Board Meeting: Thursday, July 20, 2023 – Annual Meeting

Adjournment

All business being completed, Rick Nelson made a motion to adjourn the meeting. Donna Isley seconded. None opposed and the meeting was adjourned at 7:12 pm.